



bValued Ltd
Unit 2 Dyfrig Road Industrial Estate
Cardiff, CF5 5AD
Regulated by RICS

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**Commercial & Residential Chartered Surveyors,
Estate Agents & Property Managers**

For sale £94995 subject to contract - Flat / Maisonette



Location

This studio flat is merely a mile from the city centre in the Cardiff Bay Area and its Retail Park, Mermaid Quay and Mount Stuart Square, which have abundant restaurants and vibrant nightlife.

Close to A4232 Cardiff Butetown Link Road, which leads to M4.

Brief Details

The property has been relet from July 2008 for 6 months on an AST at a rent of £450 pcm. Partly furnished with luxury shower-room and well fitted kitchen. Recently developed by Bellway, see <http://www.bellway.co.uk>.

Car park space.

Communal CCTV, gated carpark with space. Lift access, concierge service and use of leisure facilities including swimming pool, jacuzzi, sauna and gym. A conference room is also available for hire.





Rooms

Living Area - Fire resistant entrance door, fawn fitted carpet, smoke alarms, security entry phone, Gautier drop down double bed with mattress, curtain rail and curtains to french door. Electric heating. BT FM, SAT socket. OSO electric hot water boiler.

Kitchen Area - Floor and wall mounted units with worktops, sink and washer/ drier, fridge freezer, built in oven and hob. Filter over cooker. Plinth heater.

Shower Room - Shower, WC and wash hand basin. Electric heating.

Terms

Tenure: Leasehold

Council Tax/Rates/Stamp Duty: Band C. Not in a qualifying area for lower rates of Stamp Duty.

Viewing: Strictly by appointment via Bvalued Ltd.

Bvalued Ltd has links with Independent Financial Advisers and Solicitors/Conveyancers and would be pleased to introduce purchasers to them.

Notice is given that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or tenants, and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of bValued Ltd has any authority to make or give any representation to warranty whatever in relation to this property;
4. The owners are not bound to accept the highest, or any offer.
5. bValued Ltd has not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. The Buyer should obtain verification from their Solicitor or Surveyor.

Please visit www.multimap.com or www.streetmap.co.uk to find the location of a property.

We are linked to Independent Financial Advisers & Solicitors.

Rent, bond, fees and inspections - Residential tenants on or before date of occupation shall pay one month's rent in advance, another month's rent as a bond and a week's rent as a non-refundable letting fee as cleared funds. Inspections are by appointment only. Tenants without references may have to pay 2 months or more rent as a bond.

Council Tax – to find out how much this is firstly check what Council Tax Band the property of your choice has by referring to www.voa.gov.uk and then (if it is in Cardiff) refer to the 'How much is my Council Tax?' page on www.cardiff.gov.uk.