

## 129 The Piazza, Jim Driscoll Way

£215,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

## LOCATION

The Piazza is a quiet waterfront development, conveniently situated within walking distance to Mermaid Quay and its popular attractions, including The Wales Millennium Centre. The development is also located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema, water sports/activities, Cardiff Bay Retail Park and Cardiff City Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Howdens herringbone LVT flooring. Modern wall panelling. Storage cupboard, housing hot water tank. Wall mounted intercom entry system. Wall mounted storage heater. Doors leading to all rooms.

## LOUNGE/KITCHEN/DINER

25' 8" x 13' 1" (7.82m x 3.98m)

Fantastic open plan living area. Howdens herringbone LVT flooring. Double glazed uPVC French doors leading to large balcony. Additional double glazed uPVC windows to front aspect. Ample natural daylight. Wall mounted electric panel heater. Extremely spacious. High specification 'Howdens' kitchen. Modern base and wall units with quartz work surfaces incorporating composite sink with drainer. Ample storage. Under unit spotlights. Built in oven, four ring electric hob with extractor hood over. Tiled splash back. Integrated fridge freezer, wine cooler, dishwasher and washer/dryer. Double glazed uPVC window to side aspect.

## BALCONY

Large decked balcony with stunning water views and glass surround. External lighting. Accessed from the living room.

## MASTER BEDROOM

13' 1" x 9' 3" (4.00m x 2.83m)

Double glazed uPVC windows to front aspect. Great water views. Carpeted flooring. Brand new wall mounted electric panel heater. Door leading to:-

## EN-SUITE

4' 10" x 4' 2" (1.48m x 1.28m)

Tiled flooring. Fully tiled walls. Shower cubicle. W.C. Pedestal wash hand basin. Wall mounted mirror. Shaver point. Heated towel rail. Extractor fan.

## BEDROOM TWO

13' 11" x 8' 10" (4.24m x 2.68m)

Second double bedroom. Double glazed uPVC windows to rear aspect. Carpeted flooring. Brand new wall mounted electric panel heater.

## BATHROOM

9' 5" x 6' 0" (2.86m x 1.84m)

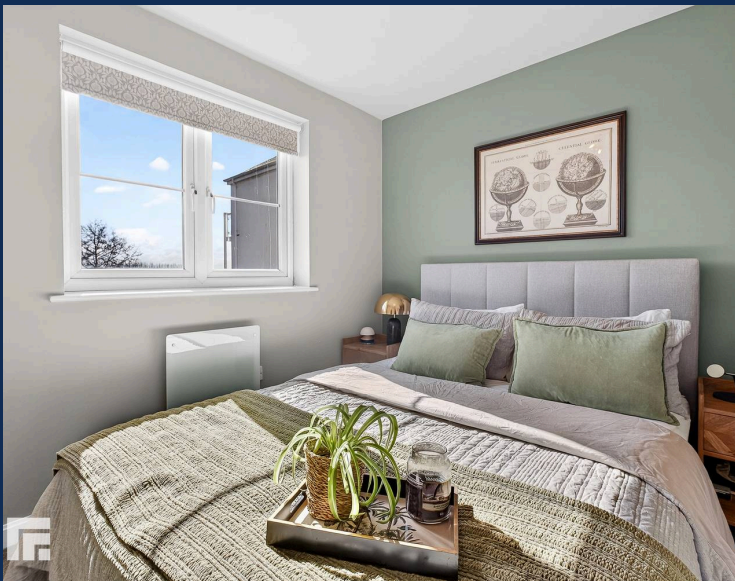
Obscure double glazed uPVC window to rear aspect. Tiled flooring. Part tiled walls. Panelled bath, with shower attachment over and glass shower screen. W.C. Pedestal wash hand basin. Wall mounted mirror. Shaver point. Heated towel rail. Wall mounted storage heater. Extractor fan.

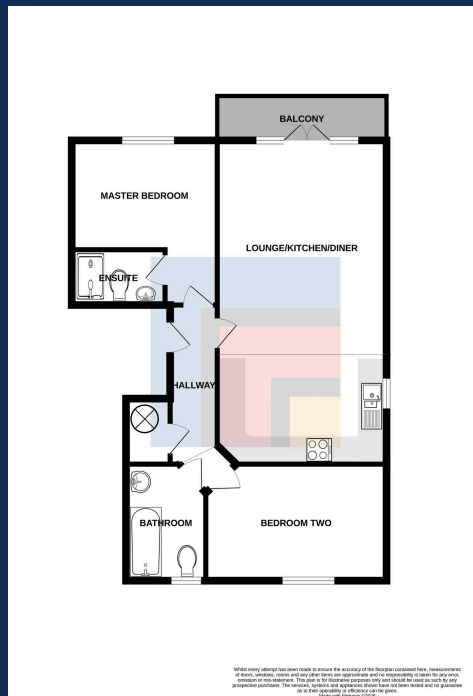
## PARKING

One allocated parking space. Visitor parking.

## TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £2,304 per annum, which includes building insurance, water rates, security entry intercom system, maintenance of internal and external communal areas, regular cleaning, refuse disposal, an allocated parking space and visitor parking. Ground rent £150 per annum.





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