



29 Pendeen House Ferry Court, Cardiff

£159,950 Leasehold

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via wooden door with security spy hole. Secure entry intercom system. Carpeted flooring. Storage cupboard housing hot water tank. Doors leading to all rooms.

LOUNGE/KITCHEN/DINER

Fantastic open plan living space. Double glazed uPVC windows with direct water views. Luxury tiled flooring. Wall mounted electric panel heater. Modern kitchen with fitted wall and base units and work surfaces incorporating stainless steel sink. Ample storage with under unit lighting. Integrated oven, microwave, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer, washing machine, dishwasher and wine cooler. Breakfast bar with space for two breakfast stools. Spotlights. Double glazed uPVC door, leading to terrace.

BEDROOM

Spacious double bedroom with stunning water views. Double glazed uPVC door, leading to paved terrace. Carpeted flooring. Wall mounted electric panel heater. Large built in double wardrobe, with mirrored sliding doors.

BATHROOM

Large modern bathroom with three piece white suite. Panelled bath with shower over and glass shower screen, W.C and wall mounted wash hand basin. Tiled flooring. Part tiled walls. Heated towel rail. Large wall mounted mirror. Spotlights.

TERRACE

Paved terrace with glass surround and fantastic water views. Sheltered with external lighting. Accessed from the living room and bedroom.

PARKING

Secure gated access to an allocated undercroft parking space. Visitor parking.

FACILITIES

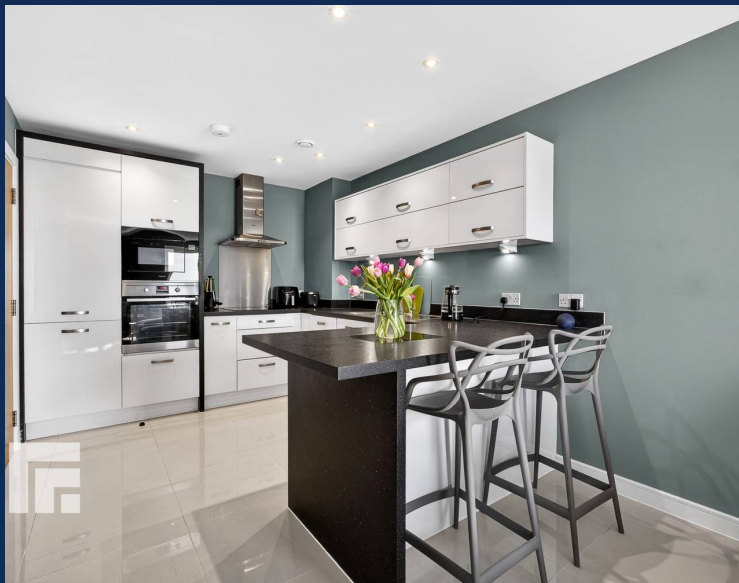
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

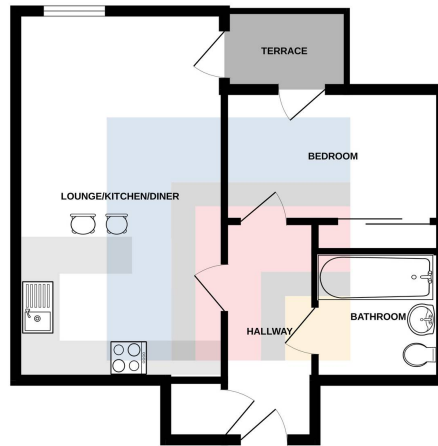
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2001. Service charges of £2370.52 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £240 per annum.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





Whilst every attempt has been made to ensure the accuracy of the features contained here, measurements of areas, volumes, heights and other details are approximate and are not intended to be relied upon for any purpose. The services, systems and appliances shown here are not intended to be relied upon for any purpose. The services, systems and appliances shown here are not intended to be relied upon for any purpose. The services, systems and appliances shown here are not intended to be relied upon for any purpose.

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK