

UNDER OFFER

Messina House, Vellacott Close

Cardiff Bay, Cardiff, CF10 4AS

CARDIFF BAY, CARDIFF

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OFFERS OVER

£150,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

581 SQ FT

581 FT2

PARKING

TOP FLOOR

GREAT LOCATION

IMMACULATE



THE PROPERTY

*OFFERS OVER £150,000 * We are happy to market this Stunning top floor flat in the very popular Lloyd George Avenue in Cardiff. This property is immaculately presented with an entrance hall, bathroom, double bedroom, large lounge diner and separate kitchen. The property further offers lovely views over Cardiff toward the city centre and to Mermaid Quay. There is also allocated parking and visitor parking on site, making this a great first home, base in Cardiff or buy to let. Located conveniently just minutes to Cardiff city centre, train stations and Cardiff bay. We strongly advise to view this property in person to appreciate the conditions, size and location.



INSIDE



ACCOMMODATION

SERVICE CHARGE

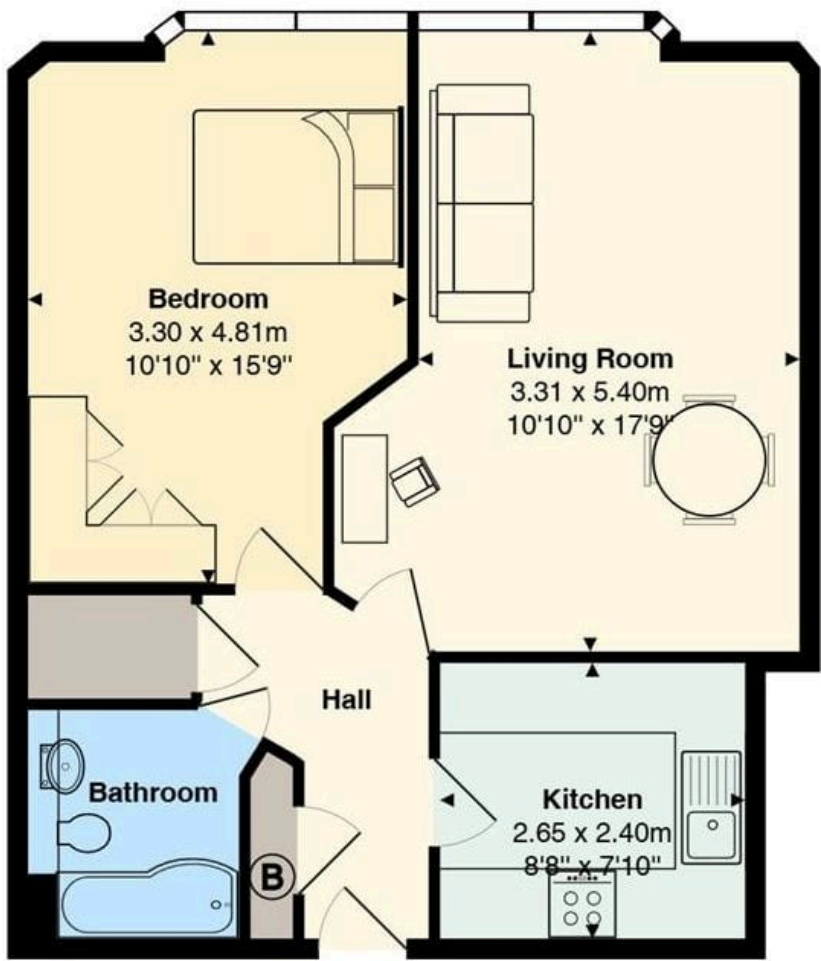
We have been informed that the service charge is £1917 per year, and £25 a year ground rent, but this is to be confirmed by your solicitor

PARKING

We have been informed there is one allocated parking space and visitor spaces on site.

PROPERTY TYPE	FLAT
INTERNAL AREA	581 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	74 · POTENTIAL 82

Messina House



Total Area: 51.1 m² ... 550 ft²

All measurements are approximate and for display purposes only



Ramzy Bancroft

BRANCH MANAGER

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk