

**179 Mayfield House Boulevard, The Mill  
Cardiff  
CF11 8FF**

**Communal Hall**  
Entered via a security entry system. Stairwell and lifts leading to second floor landing

**Entrance Hall**  
Entered via a composite door with doors off leading to lounge, two bedrooms & bathroom W.C. Radiator. Intercom handset. Vinyl flooring running through to:

**Lounge Kitchen 19'7" (max) x 15'6"**  
A light & spacious 'L' shaped open plan lounge kitchen that boasts a large selection of Gloss wall & base units incorporating ample worktop space with stainless steel sink unit & mixer tap. Integrated electric oven, hob and extractor canopy together with fridge/freezer, washer dryer and dish washer. Tw radiators. Upvc 'French' style glazed doors with 'Juliette' glazed balcony.



**Bedroom One 11'1" x 10'8" (min)**  
Good sized double bedroom. Window, Radiator. Door leading into:



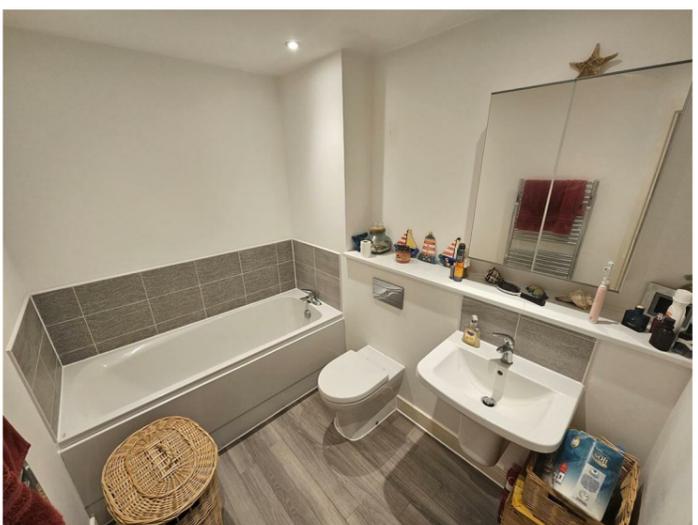
**En Suite Shower W.C.**  
White suite comprising low level W.C. Wash hand basin. Tiled & glazed cubicle incorporating mains fed mixer shower. Vinyl floor. Chrome heated towel rail



**Bedroom Two 10'11" x 9'1"**  
Second double bedroom. Window, Radiator. Linen cupboard sites a gas combination boiler that fires domestic hot water and central heating



**Bathroom W.C.**  
A decent sized with a White coloured suite comprising low level W.C. Wash hand basin. Panelled bath. Vinyl floor. Chrome heated towel rail



**Parking**  
Allocated private parking plot

**FIXTURES AND FITTINGS**  
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**PROPERTY MISDESCRIPTIONS ACT 1991:**  
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

**TENURE**  
The vendors advise the property to be Lease hold 119 Years remaining. Ground Rent £150.00 Per Annum. Service Charge £1050.00 Per Annum. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

**VIEWING**  
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
	86	86	



## 179 Mayfield House Boulevard, The Mill, Cardiff, CF11 8FF



Located At This Modern Popular Development Can Be Found This Well Designed Purpose Built Second Floor Apartment Making An Ideal First Time Purchase. Accommodation Briefly Comprises Communal Hall, Stairwell & Lifts Leading To Apartment. Entrance Hall, Large Open Plan Lounge Fitted Gloss Kitchen With Integrated Appliances, Two Bedrooms (Master En Suite) & Bathroom W.C. Upvc Windows & French Doors. Gas Central Heating With Combination Boiler. Allocated Parking Plot. Security Intercom Entry System. Energy Rating 'B' Well Worth Viewing