

David Morgan Apartments, Barry Lane

CARDIFF, CF10 1FR

GUIDE PRICE £155,500

**Hern &
Crabtree**



David Morgan Apartments,

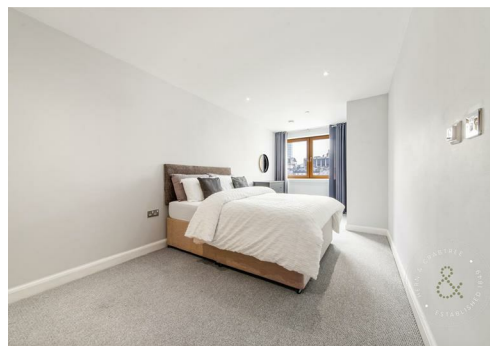
Modern and stylish one-bedroom apartment in the heart of Cardiff City Centre, offered with no onward chain. Perfect for first-time buyers, professionals, or investors.

Located in a well-maintained development, the property features a bright open-plan living/kitchen area with sash windows, integrated appliances, and plenty of storage. The south-westerly aspect brings in afternoon sun, especially enjoyed on the private balcony.

Additional benefits include underfloor heating throughout, providing year-round comfort.

The double bedroom includes a built-in wardrobe, and the modern bathroom is finished in a neutral palette.

Just a short walk to shops, restaurants, Cardiff Central Station, and all city amenities.



732.00 sq ft

Entrance/Hallway

Accessed via a wooden door from the communal entrance, the property opens into a hallway with doors leading to a modern bathroom, a spacious open-plan kitchen/living room, a convenient storage cupboard, and a comfortable bedroom.

Kitchen/Living/Dining Room

The property boasts a bright and spacious open-plan kitchen, living, and dining area. The fully integrated kitchen features modern appliances and sleek cabinetry, while double doors lead out to a private balcony—perfect for relaxing or entertaining.

Balcony

The private balcony offers impressive views over Cardiff City Centre, providing the perfect spot to unwind and take in the urban skyline.

Bedroom

A generously sized bedroom featuring fitted wardrobes, offering ample storage and a clean, modern finish.

Bathroom

Stylish three-piece bathroom suite comprising a bath with overhead shower, wash basin, and WC, finished with contemporary fittings and tiling.

Tenure & Charges

The property is leasehold, with a 125-year lease from 2007, leaving approximately 107 years remaining.

Ground Rent: £150 per annum

Service & Maintenance Charges: Approximately £1,600 every six months, covering the upkeep of the building and communal areas, as well as general maintenance and management services.

Addition Information

EPC: B

Council Tax Band: E

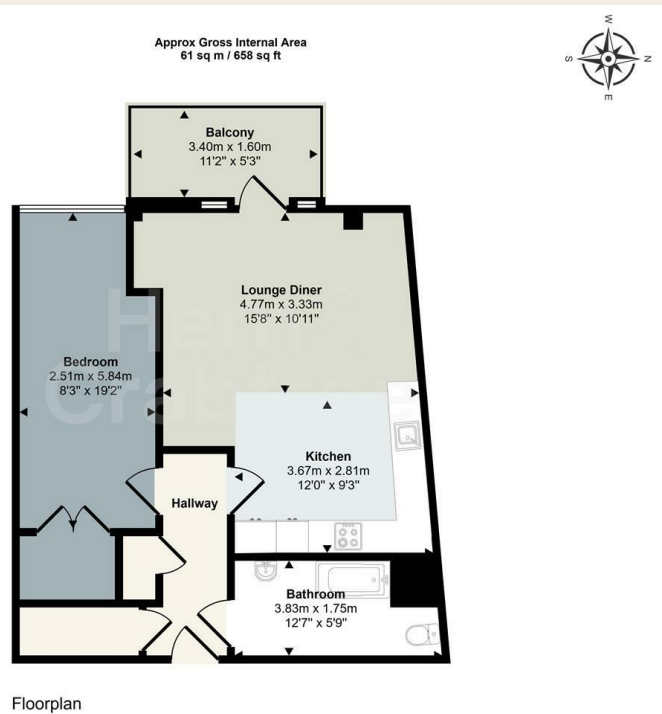
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML

administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

