

Soudrey Way

CARDIFF, CF10 5FW

GUIDE PRICE £120,000

**Hern &
Crabtree**



Soudrey Way

Offered for sale with no onward chain!

This apartment is a rare find in Cardiff Bay, offering the unusual benefit of a separate kitchen and living area, alongside a generously sized double bedroom. Both the kitchen and bathroom enjoy natural light from windows, with additional windows on three sides of the property, creating a wonderfully bright and airy feel throughout.

The accommodation includes a designated parking space and begins with a welcoming entrance hallway leading through to a well-proportioned lounge. This is a space that immediately feels warm and inviting, ideal for everyday living, entertaining or home-working. French doors open to a Juliette balcony, welcoming the morning sun and enjoying pleasant views across Canal Park.

The kitchen is thoughtfully arranged and separate from the living area, benefiting from its own window and a range of fitted appliances, including a slimline dishwasher. All white goods and kitchen appliances can be included within the sale, offering a practical and stylish setting for cooking and dining.

The large double bedroom is filled with natural light and enjoys sunset views in the evening. Completing the accommodation is a spacious modern bathroom, featuring a window, heated towel rail, electric heater and extractor fan.

Further benefits include two generous storage cupboards, one housing the hot water tank with additional shelving. Soudrey Way is well placed for a range of local amenities including shops, cafés and green spaces, with excellent transport links providing convenient access into Cardiff city centre and beyond.



Approx 524.00 sq ft

Council Tax Band: D

Hallway

Enter from the communal hallway. Electric radiator. Telephone intercom. Two fitted storage cupboards, one with hot water tank and shelving.

Lounge

Double glazed French doors to a Juliette balcony. Coved ceiling. Electric radiator.

Kitchen

Double glazed window. Wall and base units with worktops over. Integrated four ring electric hob with tiled splashback and cooker hood over. Extractor fan. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Washing machine. Dishwasher. Fridge freezer. Tiled flooring.

Bedroom

Double glazed window. Electric radiator.

Bathroom

Double glazed obscure window. W/C and wash hand basin. Bath with shower mixer. Part tiled walls. Tiled flooring. Heated towel rail. Shaver point. Extractor fan. Electric wall heater.

Additional Information

Council Tax Band D (Cardiff). EPC rating C.

Allocated parking space, number 43.

The owner has indicated that for the asking price, the following items will be included.

- > curtain poles and curtains can stay
- > all white goods & microwave
- > All wardrobes
- > Tall chest of drawers
- > Tall bedside table
- > Bookcase
- > Tv table
- > Sofa bed
- > Vacuum cleaner

Tenure

Leasehold. 125 years from 2002 with 102 years remaining.

Annual ground rent £169.60. Annual service & maintenance charges £2912.30.

Disclaimer

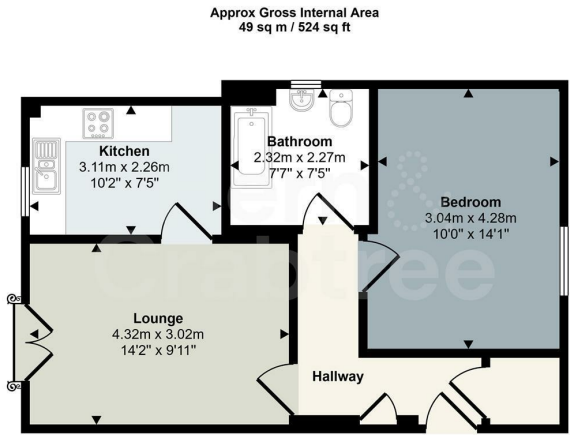
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	76	
(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 



Floorplan

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.

