



**bValued Ltd**  
**Unit 2 Dyfrig Road Industrial Estate**  
**Cardiff, CF5 5AD**  
**Regulated by RICS**

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**Commercial & Residential Chartered Surveyors,  
Estate Agents & Property Managers**

To let £675 pcm - Flat / Maisonette



## Location

The flat is merely a mile from the city centre in the Cardiff Bay Area and is close to the Retail Park, Mermaid Quay and Mount Stuart Square, which have abundant restaurants and nightlife.

Close to A4232 Cardiff Butetown Link Road, which leads to M4.

## Brief Details

Nearly new apartment in Cardiff Bay. Fully furnished with luxury bathroom and kitchen. Recently developed by Bellway, see <http://www.bellway.co.uk>. Seventh floor with views, photos were taken a couple of years ago.

Property has lift access, concierge service, carpark space and use of leisure facilities including swimming pool, jacuzzi, sauna and gym.

A conference room is available for hire for business purposes.



## Rooms

**Living Room** - 5.44 x 4.96 m. Fitted carpet, Views of Bay, Economy 7 heater, spotlights, 4 double power points, Satellite, FM, TV & BT points.

**Kitchen** - Well fitted with floor and wall units, worktops with inset sink. Well equipped with appliances: Electrolux hob, cooker hood, oven, microwave, fridge/ freezer, washing machine/ drier & waste disposal unit. Plinth heater. Tiled floor. 3 double power points. Smoke alarm. Spotlights.

**Master Bedroom** - 3.83 x 2.67 m. View of bay. Fitted carpet. 3 double power points. BT point. TV point. Economy 7 heater. Ensuite heated Mira power shower, WC & wash hand basin. Walk in wardrobe. dressing area.

**Bedroom 2** - 3.02 x 2.7 m. Fitted carpet. Economy 7 electric heater. 3 double power points. BT & TV points. Balcony with view over Marina. Pendant light.

**Bathroom** - Bath, WC & wash hand basin, mirror, heater tiled floor

**Entrance Hallway** - Security entrance phone. Airing cupboard off hallway.





# Terms

**Tenure:** Leasehold

**Council Tax/Rates/Stamp Duty:** Band D

**Viewing:** Strictly by appointment via Bvalued Ltd.

Bvalued Ltd has links with Independent Financial Advisers and Solicitors/Conveyancers and would be pleased to introduce purchasers to them.

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1. The particulars are set out as a general outline only for the guidance of intended purchasers or tenants, and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of bValued Ltd has any authority to make or give any representation to warranty whatever in relation to this property;
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5. bValued Ltd has not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. The Buyer should obtain verification from their Solicitor or Surveyor.

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We are linked to Independent Financial Advisers & Solicitors.

**Rent, bond, fees and inspections** - Residential tenants on or before date of occupation shall pay one month's rent in advance, another month's rent as a bond and a week's rent as a non-refundable letting fee as cleared funds. Inspections are by appointment only. Tenants without references may have to pay 2 months or more rent as a bond.

**Council Tax** – to find out how much this is firstly check what Council Tax Band the property of your choice has by referring to [www.voa.gov.uk](http://www.voa.gov.uk) and then (if it is in Cardiff) refer to the 'How much is my Council Tax?' page on [www.cardiff.gov.uk](http://www.cardiff.gov.uk).