



FFORDD MOGRAIG

LLANISHEN









## FFORDD MOGRAIG

LLANISHEN, CF14 5EW - £165,000



1 bedroom(s)



1 bathroom(s)



416.00 sq ft

Nestled in the charming area of Llanishen, Ffordd Morgraig offers an exceptional opportunity to acquire a stylish ground floor flat that has been recently redecorated and refurbished to a high standard. This delightful property features a well-designed living and dining area that seamlessly integrates with a fully fitted designer kitchen, making it perfect for both relaxation and entertaining.

The flat comprises one spacious double bedroom, providing a comfortable retreat, and a modern bathroom that meets all your needs. A private balcony extends your living space outdoors, offering a lovely spot to enjoy a morning coffee or unwind in the evening. This property is not only aesthetically pleasing but also practical, with double glazing and energy-efficient central heating ensuring comfort throughout the year.

Additionally, the flat comes with parking for one vehicle, a valuable asset in this sought-after location. Being on the ground floor, this is easily accessible, and the space is clearly visible from the property. Sold as chain-free, this flat presents an excellent rental opportunity, appealing to both investors and first-time buyers alike. The excellent transport links into the city centre make commuting a breeze, while the surrounding area boasts a variety of amenities, ensuring that everything you need is within easy reach.

Families will appreciate the excellent school catchment, and with a good range of local supermarkets nearby, as well as a gym just around the corner, this property truly caters to modern living. In summary, this flat on Ffordd Morgraig is a perfect blend of style, comfort, and convenience, making it an ideal choice for those looking to enjoy the vibrant lifestyle that Llanishen has to offer.

Call the office today on 02920 499680 and book your viewing today!

### PROPERTY SPECIALIST

**Mr Ollie Vincent**

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

















Ffordd Morgraig, Llanishen















**HALL**

2.01m x 1.09m (6'7 x 3'7)

**BEDROOM**

2.74m x 3.89m (9'0 x 12'9)

**BATHROOM**

2.01m x 1.65m (6'7 x 5'5)

**OPEN PLAN KITCHEN / LIVING ROOM**

2.97m x 5.64m (9'9 x 18'6)

**BALCONY**

2.97m x 1.14m (9'9 x 3'9)

**TENURE**

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

**SCHOOL CATCHMENT**

English medium primary catchment area is  
Coed Glas Primary School (year 2024-25)

English medium secondary catchment area is

Llanishen High School (year 2024-25)

Welsh medium primary catchment area is  
Ysgol Y Wern (year 2024-25)

Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

**COUNCI TAX**

BAND C

**ADDITIONAL INFROMATION**

Allocated Parking Space  
Chain Free  
Recently Refurbished.



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A recently refurbished 1 Bed ground floor flat in the heart of Llanishen. Modern, stylish and extremely well-presented!.. This lovely flat is immaculately presented. With the addition of a balcony and private parking, every box is ticked. You could literally move straight in.. and being sold as Chain free, it should be a fairly straight forward purchase! call to book your viewing today!

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Comments by Mr Ollie Vincent





Ffordd Morgraig

Total Area: 38.6 m<sup>2</sup> ... 416 ft<sup>2</sup>

All measurements are approximate and for display purposes only



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross