



44 The Granary Magretian Place

Cardiff CF10 4BR

Price £150,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market this one bedroom fourth floor flat situated within a 15 minute walk of the City Centre and 15 minute walk from Cardiff Bay. The property briefly comprises, entrance hall, kitchen/living/dining room, bedroom and bathroom. The property is accessed via communal hallway and stairs or lift from the ground floor. Allocated car parking space to undercroft.

Cardiff City Centre has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc. Cardiff Bay also has a wide range of amenities including, restaurants, shops, the Millennium Centre and Techniquet.

Accommodation

Communal Entrance Hall

Entered via composite front door into open entrance hallway. Take full turn staircase or lift to first floor.

Entrance Hall

Entered via wooden front door into open entrance hall. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling light. Storage cupboards - one housing gas boiler and fuse box.. Telephone intercom. Doorways through into all rooms;

Kitchen/Living Room 18'8" x 11'6" (5.69m x 3.51m)

Living area has skimmed walls and ceiling. Carpet flooring. Pendant spotlighting. Radiator. Picture window offering excellent views across Cardiff City Centre. Open plan to fitted kitchen with wooden effect flooring and fitted with a range of matching range of wall and base units with stainless steel sink and drainer with mixer tap and integrated electric oven with electric hob and extractor over. Space for up and over fridge/freezer and washing machine. Radiator. Three arm chrome ceiling light.

Bathroom 7'4" x 6" (2.24m x 1.83m)

Main bathroom with fully tiled walls and floor. Suite in

white comprising of a panelled bath with mixer taps and separate mains connected shower, wash hand basin and low level flush WC. Chrome heated towel rail. Pendant ceiling light. Shower over bath. Wall mounted shaver point. Large wall mounted mirror.

Bedroom One 10'7" x 14" (3.23m x 4.27m)

Double bedroom with skimmed walls and ceiling. Fitted carpet. Pendant ceiling light. Radiator. UPVC double glazed window.

Parking

Undercroft allocated parking space behind electric gates.

Communal Area

Accessed via private electric gates entrance into the apartment block. Bin store and recycling store, as well as bike store. Access to communal lobby. Stairs to all floors. Lift to all floors.

Services

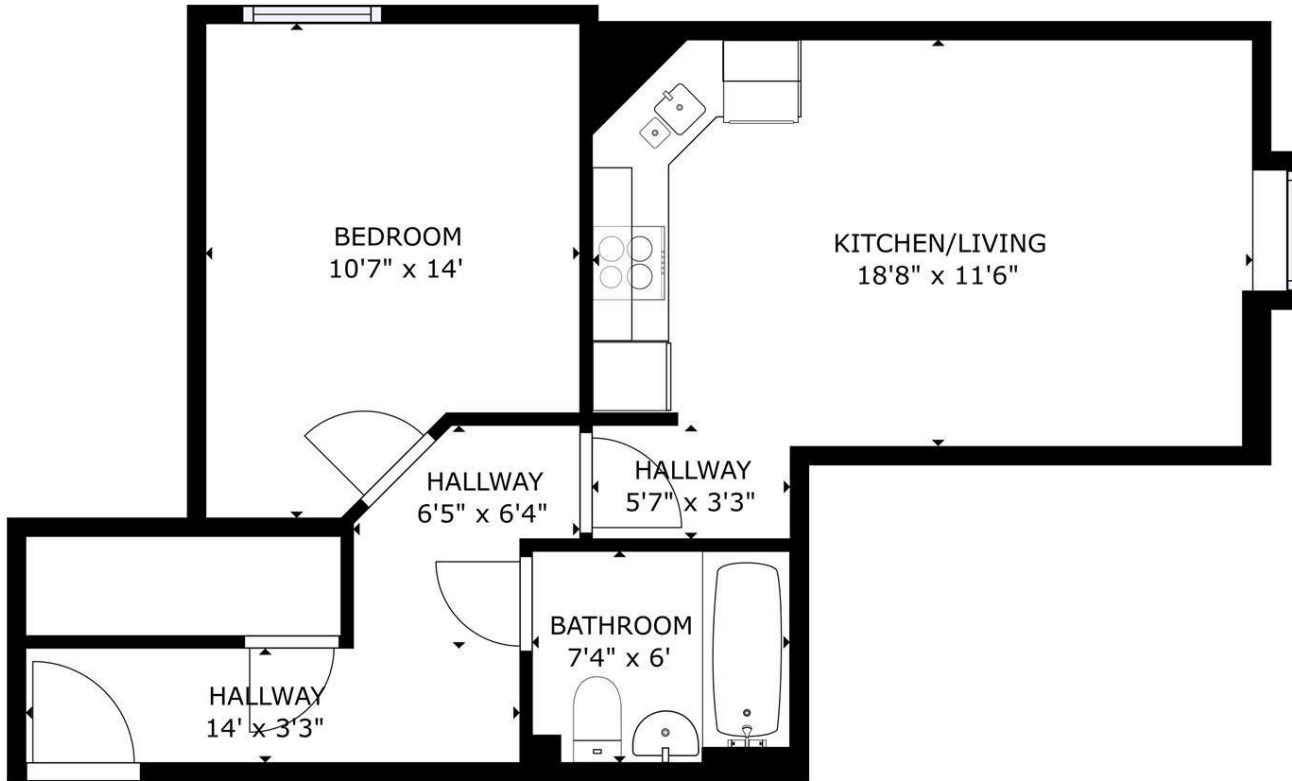
Mains gas, electricity, water and drainage. Council Tax Banding F. EPC Rating C.

Lease Information

Lease 980 years remaining. Ground Rent £120.00 per half year. Services charges in 2023 were £1375.00.







GROSS INTERNAL AREA
FLOOR 1: 527 sq ft
TOTAL: 527 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	79	79

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

