

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






FFORDD GARTHORNE

FFORDD GARTHORNE

, CF10 4DD - £180,000

Located within a very sought after area betwixt Cardiff City Centre and Cardiff Bay is this two bedroom ground floor flat that would be a perfect First Time Buy or Investment Property! The flat is close to all local amenities and local attractions such as Mermaid Quay which houses various shops and restaurants and entertainment venues, including The Wales Millennium Centre. Cardiff City Centre. Internally the property comprises communal entrance with access to flat, hallway, kitchen, lounge, principal bedroom with ensuite, second bedroom and bathroom. Gas central heating and double glazed windows. The property further benefits from allocated parking space and extra visitor bays. The property offered for sale with no onward chain.

 2 bedroom(s)  2 bathroom(s)  678.00 sq ft

ENTRANCE HALL

With double storage cupboard

LIVING ROOM

2.9 x 3.2 (9'6" x 10'5")

KITCHEN

3.5 x 3.2 (11'5" x 10'5")

Fitted with a range of base and wall mounted units with complimenting work-tops.

BEDROOM 1

3.2 x 3.0 (10'5" x 9'10")

EN-SUITE

Equipped with shower, W.C and was hand basin.

BEDROOM 2

3.0 x 2.8 (9'10" x 9'2")

BATHROOM

1.9 x 1.9 (6'2" x 6'2")

Equipped with bath with shower over, wash hand basin and W.C.

OUTSIDE

Gated car park with allocated parking space and visitors parking.


FURTHER INFORMATION

We understand that the property is to be sold with a share of the Freehold at a service charge which is currently £1788 per annum plus £120 per annum to repay purchase of freehold.

UPRN

10002506483 <https://www.findmyaddress.co.uk/search>

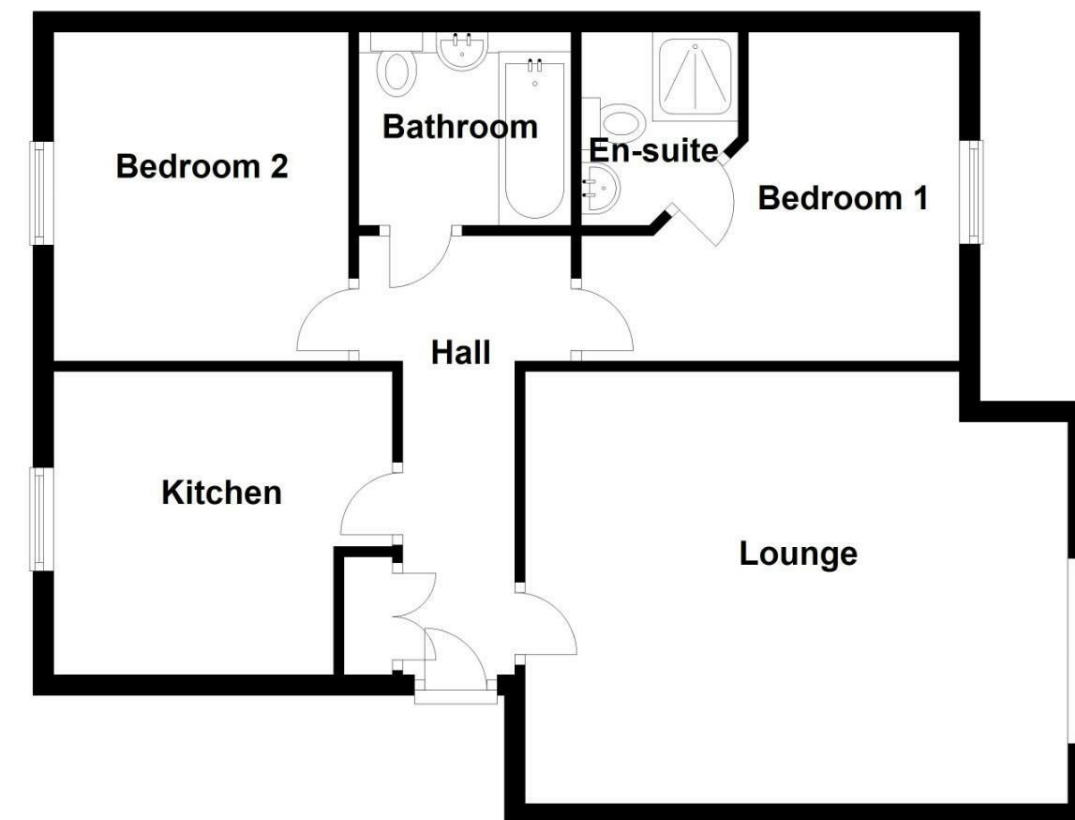


| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 80 | 80 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running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



Ground Floor

Approx. 63.5 sq. metres (683.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.8 sq. feet)