

20 Ffordd James McGhan

Grangetown, Cardiff, CF11 7JT



A spacious two bedroom first floor flat in this modern development, currently rented on a standard fixed term occupation contract so ideal for investors. Comprising an entrance hall with built-in storage, living / dining / kitchen, two double bedrooms and two bathrooms. The location is ideal for access into Cardiff, Cardiff Bay and very convenient for the M4. Sold with no onward chain. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
Est. Penarth 1969

£160,000

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Accommodation

Entrance Hall

Wood effect vinyl floor. Wooden front door. Central heating radiator. Power points. Wooden inner door to the inner hall.

Inner Hall

Fitted carpet. Two built-in cupboards, one with hot water cylinder and the other with plumbing for washing machine. Doors to both bedrooms, bathroom and living / dining room. Central heating radiator. Power points. Door entry phone.

Living / Dining Room 13' 5" x 12' 9" (4.1m x 3.89m)

Fitted carpet. uPVC double glazed window. Central heating radiator. Power points and TV point. Open to the kitchen.

Kitchen 10' 8" x 6' 8" (3.24m x 2.04m)

Wood effect LVT floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor hood and fridge freezer. One and a half bowl stainless steel sink with drainer. uPVC double glazed window to the side. Recessed lights. Extractor fan.

Bedroom 1 12' 8" into doorway x 10' 6" (3.85m into doorway x 3.2m)

Double bedroom with en-suite shower room. Fitted carpet. uPVC double glazed window. Fitted wardrobe. Central heating radiator. Power points and TV point. Door to the en-suite.

En-Suite 5' 3" x 4' 11" approximately (1.6m x 1.5m approximately)

Wood effect LVT floor. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Central heating radiator. Part tiled walls. Recessed lights. Extractor fan.

Bedroom 2 12' 8" x 8' 5" (3.85m x 2.56m)

Double bedroom with uPVC double glazed window to the front. Fitted wardrobe. Fitted carpet. Central heating radiator. Power points.

Bathroom 6' 11" x 6' 4" (2.12m x 1.94m)

Wood effect LVT flooring. Suite comprising a panelled bath with mixer shower fitment, WC and wash hand basin. Part tiled walls. Central heating radiator. Extractor fan. Fitted wall cabinet with mirrored doors.

Outside

The property benefits from one allocated parking space, and there is unallocated visitor parking on site.

Additional Information

Tenure

We have been informed by the vendors that the property is held on a leasehold basis with 999 years to run from 01 January 2007 (983 remaining).

Service Charge

We have been informed by the vendor and management company that the current service charge is £1633.48 for 2023.

Approximate Gross Internal Area

710 sq ft / 66 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan









