

# 8 Livorno House

Ffordd Garthorne, Cardiff Bay, Cardiff, CF10 4DE



A spacious top floor flat being sold with no onward chain, ideal for first time buyers and investors, in an excellent location for access into Cardiff and Cardiff Bay. The property features a very light and airy living room with dual aspect having large windows to two sides, a kitchen, two bedrooms and a bathroom. There is an allocated space in the gated parking area. Having been improved and maintained well, the property is in really good condition while still having plenty of potential for personalisation. Viewing advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£180,000**

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## **Accommodation**

### **Hall**

Wood effect laminate flooring. Wall mounted electric heater. Two built-in cupboards, one with the hot water cylinder. Door entry phone. Power points and phone point. Hatch to the loft space. Doors to the living room, bedrooms and bathroom.

### **Living Room** 17' 11" max x 20' 11" max (5.47m max x 6.38m max)

A sunny, spacious living room with uPVC double glazed windows to two sides - all with fitted vertical blinds. Fitted carpet. Two wall mounted electric heaters. Power, data and TV points.

### **Kitchen** 7' 11" x 9' 10" (2.41m x 2.99m)

Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, washing machine and a counter level fridge. Part tiled walls. Power points. Floor level electric fan heater.

### **Bedroom 1** 10' 11" x 9' 7" (3.34m x 2.92m)

Double bedroom with fitted carpet and a uPVC double glazed window with fitted Venetian blind. Power, data and TV point. Wall mounted electric heater.

### **Bedroom 2** 10' 4" x 6' 11" (3.16m x 2.12m)

A single bedroom, also ideal as a home office or study. Wood effect laminate flooring continued from the hall. Wall mounted electric heater. uPVC double glazed window with Venetian blind. Power points.

### **Bathroom** 6' 3" x 6' 11" (1.9m x 2.11m)

Suite comprising a panelled bath with electric shower, a sink with storage below and a WC. Bathroom cabinet with mirrored door. Shaver point. Electric heated towel rail. Electric fan heater. Extractor fan. Part tiled walls.

## **Outside and Parking**

The property has one allocated parking space, within the gated parking area.

## **Additional Information**

### **Tenure**

The property is leasehold (CYM7040) with 999 years to run from 1st November 2000 (974 remaining).

### **Council Tax**

The Council Tax band for this property is E, which equates to a charge of £2,349.34 for 2025/26.

### **Service Charge and Ground Rent**

Service charge is £967 every 6 months, paid in March and September (£1934 annually). The ground rent is £50 per annum.

### **Approximate Gross Internal Area**

693 sq ft / 64.4 sq m.

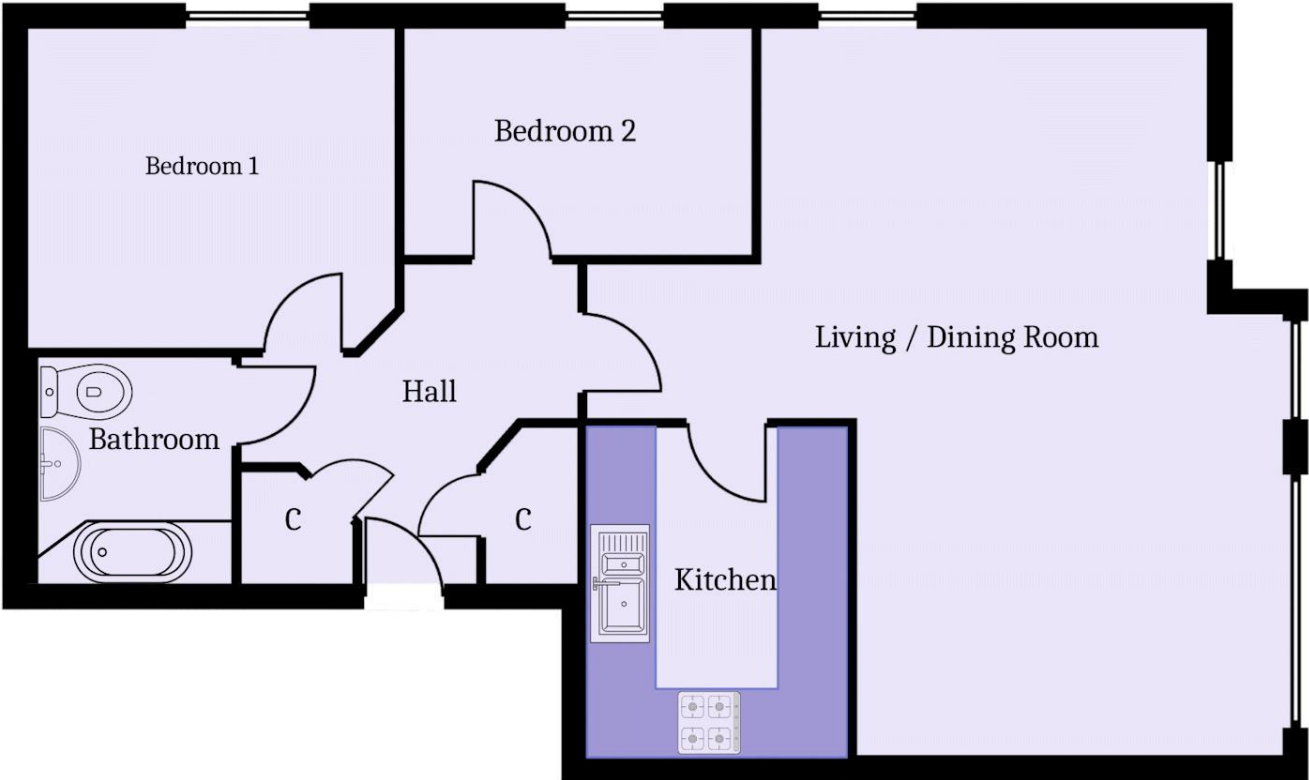
### **Utilities**

The property is connected to mains electricity, water and sewerage services.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes  
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