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**MR HOMES**  
SALES & LETTINGS



Ffordd James McGhan  
Grangetown  
Cardiff. CF11 7JT

Offers in Excess of £155,000  
LEASEHOLD (Approx. 985 Years)

# Ffordd James McGhan, Cardiff, CF11 7JT

## Overview

- LONG LEASE APPROX. 985 YEARS
- ALLOCATED UNDERCROFT PARKING
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER to BEDROOM 1
- SEPARATE BATHROOM
- KITCHEN/DINER/LIVING ROOM
- UTILITY/STORAGE ROOM
- WALKING DISTANCE TO CARDIFF CITY CENTRE & RETAIL PARKS
- NEARBY TRANSPORT LINKS
- uPVC DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING



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SECOND FLOOR APARTMENT - TWO DOUBLE BEDROOMS with BUILT-IN WARDROBES - SPACIOUS COMBINED KITCHEN/DINER/LIVING ROOM - ENSUITE SHOWER to BEDROOM 1 - FAMILY BATHROOM - UTILITY/STORAGE AREA - ALLOCATED UNDERCROFT CAR PARKING - LEASEHOLD (LONG LEASE)

MR Homes are delighted to be bringing to market this premium two double bedroom second floor modern apartment. The accommodation benefits from additional vestibule off the communal landing and the apartment briefly comprises an entrance hallway, two double bedrooms with Bedroom 1 benefiting from an en-suite shower room, additional separate bathroom, large storage cupboard/utility with space and plumbing for washing machine. Externally, there is an allocated car parking space in the building's undercroft conveniently located right next to the building's main entrance. In addition to offering premium accommodation, this property has a fantastic location, situated within walking distance of both Cardiff Bay with its bustling scene of bars and restaurants and Cardiff city centre with all its attractions and amenities. Good public transport links available by bus and train and easy access to the M4.

**EPC Rating: TBC & Council Tax Band: D**

Viewings Strictly by Appointment ONLY

CALL 02920 204 555 opt 2  
ONLINE [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

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### Vestibule

Accessed from communal second/top floor through solid timber door; Carpeted; Access to apartment via solid timber door

### Entrance Hallway

Carpeted; Single Radiator; access to Bedrooms 1 & 2, Storage Cupboard with Hot Water Tank; Utility Cupboard; access hatch to loft

### Utility room

Carpeted; space and plumbing for washing machine; extractor fan

### Bedroom 1

10' 11" x 10' 10" (3.32m x 3.30m)

Carpeted; Single Radiator; 2 x Double In-built Wardrobes; uPVC DG Window to side; access to En-suite Shower Room

### En-suite Shower Room

5' 0" x 7' 1" (1.52m x 2.16m)

Carpeted; Double Radiator; Shower Cubicle; pedestal Wash hand basin with stainless steel mixer tap; WC

### Bedroom 2

8' 5" x 11' 9" (2.56m x 3.58m)

Carpeted; Single Radiator; Double Built-In Wardrobe; uPVC DG Window to Side

### Kitchen/Diner/Living Room

11' 7" x 21' 11" (3.53m x 6.68m)

Laminate Wood Flooring; 2 x uPVC DG Windows; matching base and wall units with worktops over and tiled splash backs; integrated fridge and freezer; Hotpoint 4 ring gas hob with extractor over; integrated double oven; integrated dishwasher; stainless steel sink with 1/2 bowl and draining board and stainless steel mixer tap

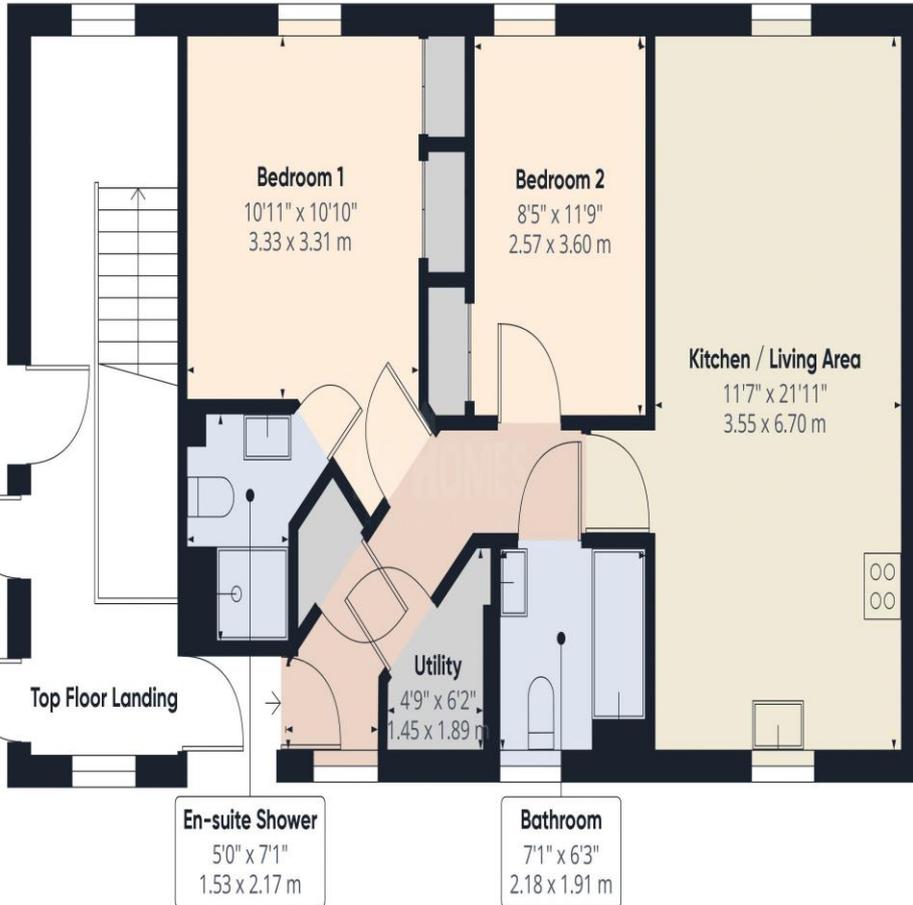
### Bathroom

7' 1" x 6' 3" (2.16m x 1.90m)

Carpeted; Single Radiator; Partly Tiled Walls; Matching White Suite including panelled bath with stainless steel mixer tap; pedestal wash hand basin with stainless steel mixer tap; WC; uPVC DG Window to Side



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area<sup>(1)</sup>

702.01 ft<sup>2</sup>

65.22 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## CARDIFF & THE VALE

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