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MR HOMES
SALES & LETTINGS

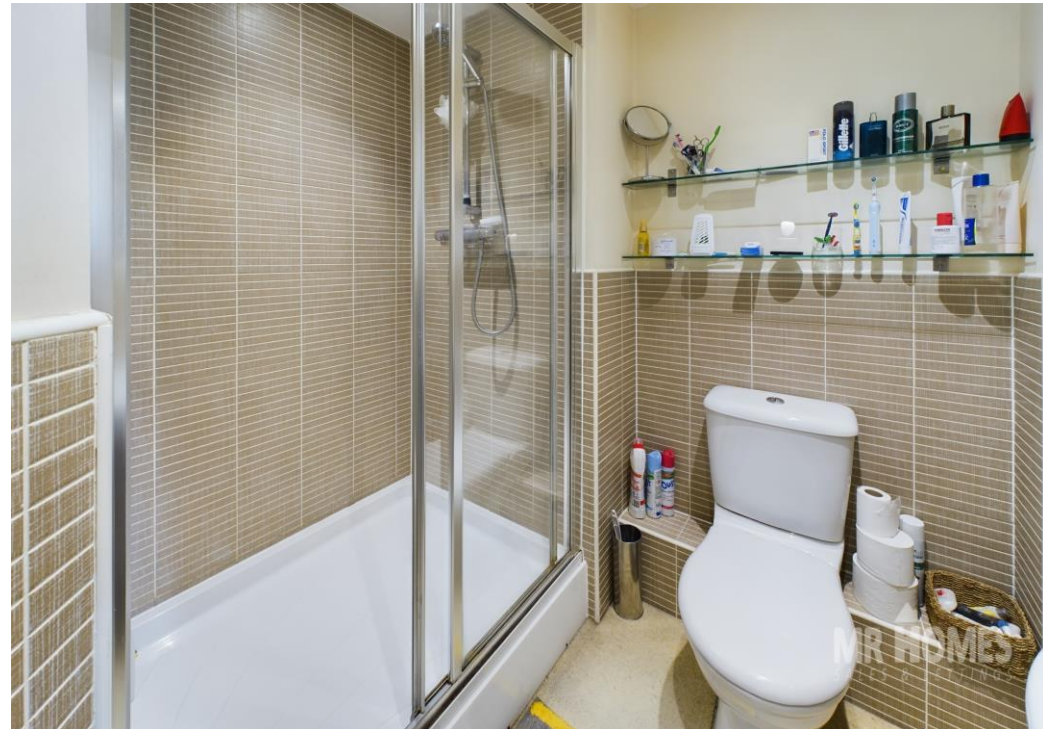


Ffordd James McGhan,
Grangetown,
Cardiff CF11 7JT

Offers in Excess of £155,000 Leasehold

Ffordd James McGhan, Grangetown, Cardiff. CF11 7JT.

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



***** OFFERS IN EXCESS OF £155,000 *****

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



MR HOMES are delighted to be bringing to market and acting as sole agent for our client in the sale of this premium two double bedroom second floor modern apartment. The accommodation benefits from additional vestibule off the communal landing and the apartment briefly comprises of 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 and desirable location, situated within the heart of Cardiff Bay with its bustling scene of bars and restaurants a short walk away. Local amenities are all close by, with Cardiff City centre being walkable within 30 minutes. Good public transport links available by bus and train and easy access to the M4. This property will be extremely popular so ensure you book your viewing today.

EPC Rating = C. Council Tax Band = D.

**Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.**



**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK**

Entrance Hallway

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

Vestibule

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

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 back; integrated fridge and freezer; Hotpoint extractor fan and 4 ring gas hob ; integrated double oven; stainless steel sink with 1/2 bowl and draining board and mixer tap

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 zen-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

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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF & THE VALE

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