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MR HOMES
SALES & LETTINGS



Ffordd James McGhan
Grangetown, Cardiff
CF11 7JT

£150,000
Leasehold (Approx. 985 Years)

Ffordd James McGhan, Grangetown, Cardiff, CF11 7JT

- LONG LEASE APPROX. 985 YEARS
- ALLOCATED UNDERCROFT PARKING
- TWO DOUBLE BEDROOMS
- ENSUITE 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



NO CHAIN - TWO DOUBLE BEDROOMS - ENSUITE SHOWER ROOM to MAIN BEDROOM - BUILT-IN WARDROBES - SECOND FLOOR APARTMENT - SPACIOUS COMBINED KITCHEN/DINER/LIVING ROOM - FAMILY BATHROOM - UTILITY/STORAGE AREA - ALLOCATED UNDERCROFT CAR PARKING - LEASEHOLD (LONG LEASE ~985 Years)

MR HOMES are delighted to represent our clients in bringing to market with **NO ONGOING CHAIN** 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 ensuite 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.

Tenure: Leasehold (~ 985 Years)

EPC Rating: C

Council Tax Band: D

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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

Ensuite 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)

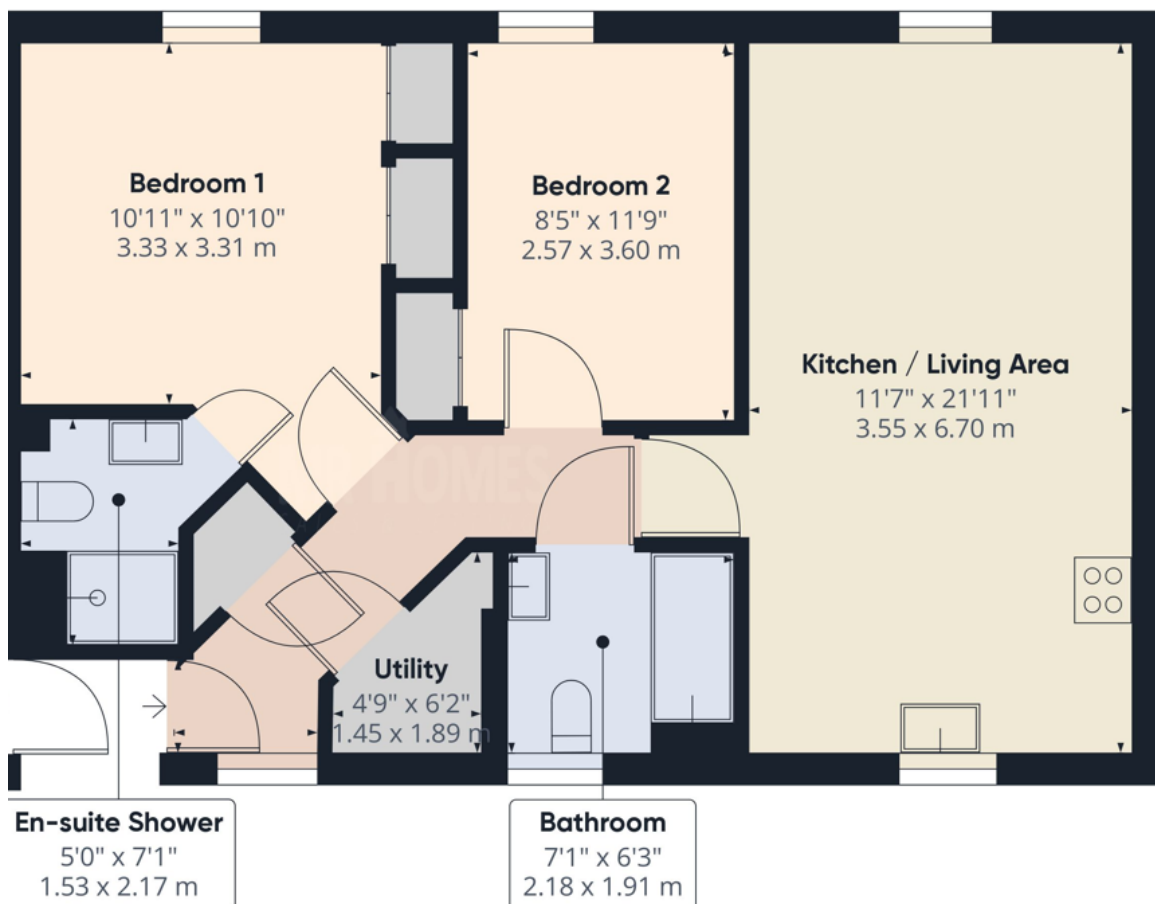
Carpeted; Single Radiator; Partly Tiled Walls; Matching White Suite including panelled bath with stainless steel mixer tap; pedestal wash hand basin with stainless steel mixer tap; WC; uPVC DG Window to Side

Under Croft Parking

Numbered Allocated Parking Space



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.



Approximate total area: 702.01 ft² / 65.22 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard

CARDIFF & THE VALE

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