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**MR HOMES**  
SALES & LETTINGS



Ffordd James Mcghan  
Grangetown, Cardiff  
CF11 7JT

Offers Over £150,000  
Leasehold (Long Lease ~980 Years)

# Ffordd James Mcghan, Grangetown, Cardiff, CF11 7JT

- NO CHAIN
- LONG LEASE APPROX. 985 YEARS
- ALLOCATED PARKING SPACE
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER to BEDROOM 1
- SEPARATE BATHROOM
- KITCHEN/DINER/LIVING ROOM - OPEN-PLAN
- UTILITY & STORAGE ROOM
- uPVC DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- WALKING DISTANCE TO CARDIFF CITY CENTRE & RETAIL PARKS



**NO CHAIN - TWO DOUBLE BEDROOMS - ENSUITE SHOWER ROOM to MAIN BEDROOM - BUILT-IN WARDROBES - FIRST FLOOR APARTMENT - SPACIOUS COMBINED KITCHEN/DINER/LIVING ROOM - FAMILY BATHROOM - UTILITY/STORAGE AREA - ALLOCATED CAR PARKING SPACE - LEASEHOLD (LONG LEASE ~980 Years)**

**MR HOMES** are delighted to represent our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this premium **two double bedroom first floor modern apartment**. The accommodation briefly comprises: 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 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 (999 Years commencing 01/01/2007)  
**Ground Rent:** £293.54 Service/Maintenance Charges: £1,877.47  
**EPC Rating:** B  
**Council Tax Band:** D  
**Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage.**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD** [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## Communal Entrance

Security Door with Intercom System

## Entrance Hallway

Carpeted; Main Door Intercom System; access to all Rooms and Storage

## Storage Cupboard

Laminate flooring; hot water cylinder; shelving

## Utility Cupboard

5' 3" MAX x 4' 3" MAX (1.60m x 1.29m)

Laminate flooring; worktop; plumbing and space for washing machine; space for tumble dryer

## Bedroom 1

10' 4" x 8' 7" PLUS STORAGE (3.15m x 2.61m)

Carpeted; in-built wardrobe; radiator; uPVC DG window to southern aspect

## Ensuite

3' 11" x 7' 3" (1.19m x 2.21m)

Laminate flooring; partly tiled walls; pedestal wash hand basin with mixer tap; WC; shower cubicle with mains powered shower; radiator

## Bedroom 2

11' 8" x 8' 4" PLUS STORAGE (3.55m x 2.54m)

Carpeted; in-built wardrobe; storage cupboard housing gas central heating boiler: Potterton Promax HE Plus; radiator; uPVC DG window to southerly aspect

## Bathroom

5' 7" x 6' 3" (1.70m x 1.90m)

Laminate flooring; partly tiled walls; pedestal wash hand basin with mixer tap; WC; panelled bath with mixer tap and shower attachment; radiator

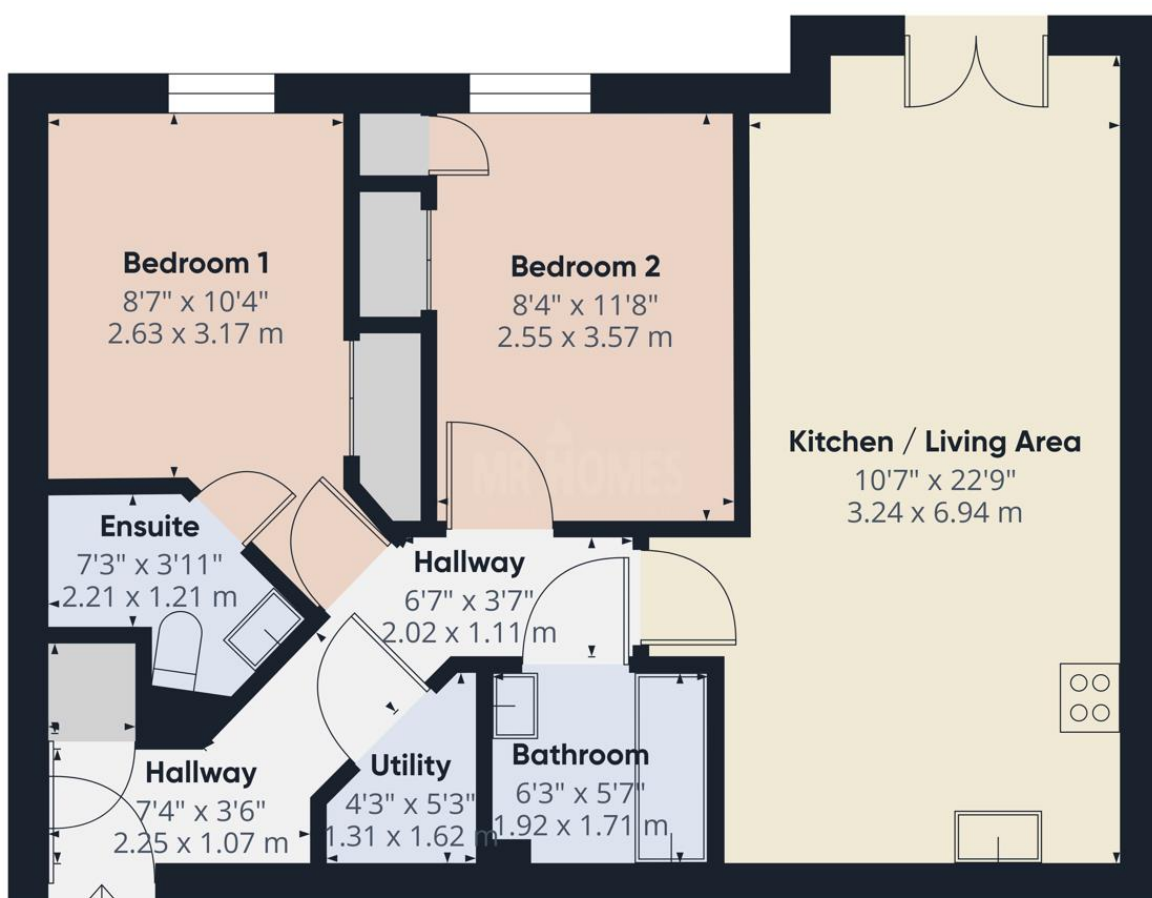
## Kitchen/Diner/Living Area

22' 9" x 10' 7" (6.93m x 3.22m)

Laminate flooring to Kitchen area; modern fitted kitchen with matching wall and base units with worktops over and matching splash backs; stainless steel sink with half bowl and draining board and mixer tap; integrated 4-ring gas hob with Hotpoint extractor hood over and glazed splash back; integrated Beko electric fan-assisted oven; integrated Lamona dishwasher; integrated Indesit fridge/freezer; carpeted Living area; 2x radiators; uPVC DG French Doors open onto Juliet Balcony with southerly aspect



**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: 632 ft<sup>2</sup> / 58.8 m<sup>2</sup>

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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