



Ffordd James Mcghan

| | Cardiff Bay | CF11 7JU

FFORDD JAMES MCGHAN

Guide Price £155,000



Back to market is this modern apartment, placed in the vibrant and exciting area of Cardiff Bay. This well-proportioned property is made up of two double bedrooms, the master with en suite shower, a separate bathroom and an open plan kitchen/breakfast and living room.

This excellent flat is within easy reach of Ferry Road Retail Park along with Grangemoor Park and other amenities. There are good public transport links ensuring this makes a great commuter option for those working in the city centre. Cardiff Bay offers a large range of cafes, restaurants and amenities along with regular arts and theatre events across the year.

Entrance

Communal entrance with stairs rising up to the third floor.

Hallway

Entrance com phone. Luxury vinyl flooring. Radiator. Two built in storage cupboards. One cupboard is an airing cupboard with hot water tank and the other cupboard has plumbing for washing machine, extractor fan and space for a condenser tumble dryer. Door leading to the kitchen/living room.

Kitchen/Living Room

21'10" max x 11'2" max

Double-glazed windows in the living room and kitchen. The kitchen is made up of wall and base units with worktops over, one cupboard housing the combi-boiler. Four ring gas hob and integrated double oven and grill with cooker hood over. Integrated full

length dishwasher.

Integrated fridge freezer.

Spotlights. Extractor fan.

One and a half bowl sink

and drainer. Luxury vinyl

flooring. Two radiators.

Bedroom One

9'4" max x 14'6" max
(irregular shape room)

Two double glazed windows. Radiator. Built in wardrobe. Door leading to the en suite.

En Suite

W/C and wash hand basin.

Double shower with a

plumbed shower. Shaver

point. Part tiled walls. Luxury

vinyl flooring. Extractor fan.

Spotlights. Mirrored vanity

cupboard.

Bedroom Two

10'1" max x 8'5" max

Double glazed window.

Radiator. Loft access hatch.

Built in wardrobe.

Bathroom

6'1" x 5'11"

Door from the hallway. W/C and wash hand basin.

Extractor fan. Bath. Mirrored

vanity cupboard. Shaver

point. Radiator. Part tiled

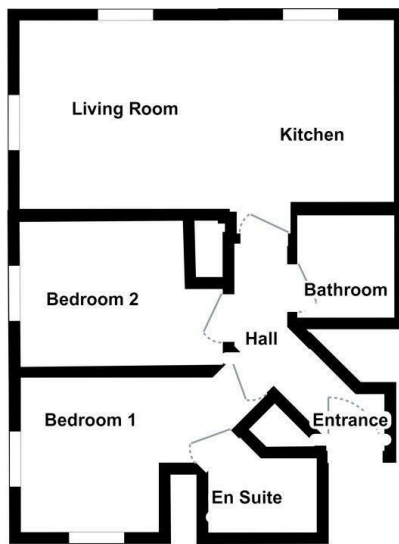
walls. Luxury vinyl flooring.

Additional information

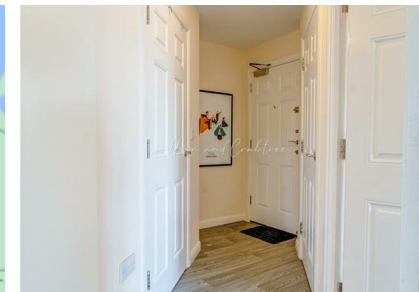
Undercroft covered allocated parking bay with additional storage cupboard/shed. Visitor parking available. There is 983 years remaining on the lease. £263.54 annual ground rent. £1,624.20 annual service charge as £135.35 pcm.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



For illustration purposes only. Not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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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.