

# Ffordd James Mcghan

CARDIFF BAY, CF11 7JU

GUIDE PRICE £155,000

Hern &  
Crabtree

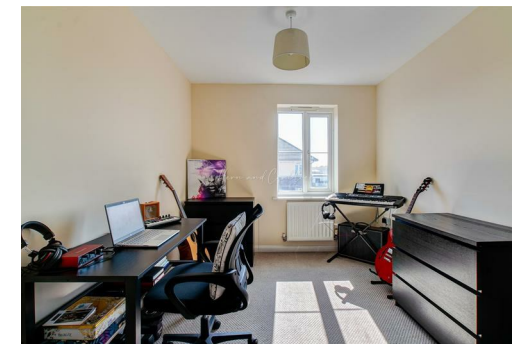




# Ffordd James Mcghan

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**

Under croft 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.

**Disclaimer**

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





# Good old-fashioned service with a modern way of thinking.

