

# Ffordd Garthorne

CARDIFF BAY, CARDIFF, CF10 4DB

**GUIDE PRICE £180,000**

**Hern &  
Crabtree**





# Ffordd Garthorne

Nestled in the vibrant area of Butetown, this charming apartment at Minori House presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two well-proportioned bedrooms and two modern bathrooms. One of the standout features of this property is the allocated parking space, providing convenience in this bustling location. With no chain involved, the process of acquiring this delightful apartment is straightforward and efficient. The layout is thoughtfully designed, allowing for a seamless flow between the living areas. The apartment is move-in ready, meaning you can settle in without the hassle of renovation.

Situated in a great location, residents will enjoy easy access to local amenities, transport links, and the vibrant culture that Cardiff has to offer. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment is not to be missed.



# 631.00 sq ft

## Hallway

Enter from the communal hallway. Radiator. Telephone intercom phone. Loft access hatch. Fitted storage cupboard.

## Kitchen

10'0" max x 9'1" max

Double glazed window. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with stainless steel splashback and cooker hood over. Integrated oven. Integrated fridge freezer. Integrated dishwasher. Plumbing for washing machine. Breakfast bar. Worcester gas combination boiler. Radiator.

## Lounge/Diner

14'5" max x 13'1" max

Double glazed French windows. Radiator.

## Bedroom One

10'0" max x 9'7" max

Double glazed window. Radiator. Door leading to:

## En Suite

W/C and wash hand basin. Shower quadrant with fitted shower and glass sliding door. Part tiled walls. Vinyl flooring. Shaver point. Wall mounted heater.

## Bedroom Two

9'8" max x 8'11" max

Double glazed French windows. Radiator.

## Bathroom

6'2" max x 5'9" max

W/C and wash hand basin. Bath with fitted shower and glass splashback screen. Part tiled walls. Radiator. Extractor fan.

## Tenure

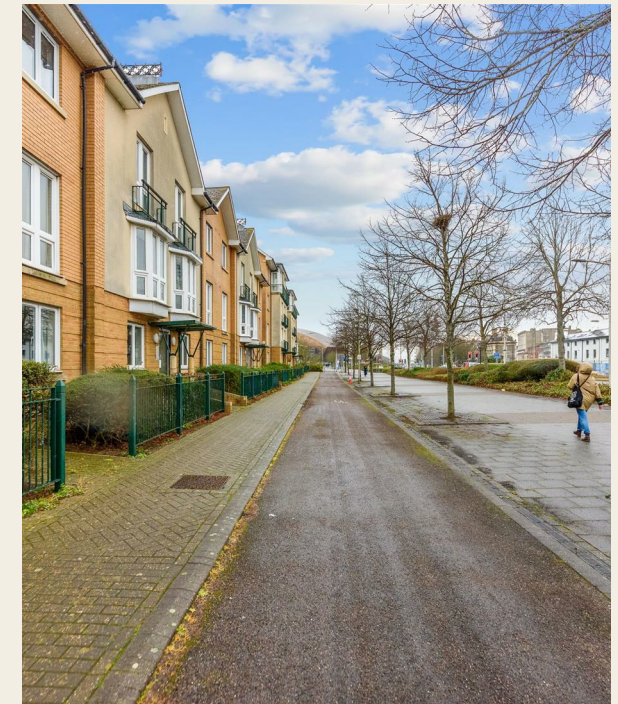
Leasehold. 150 year lease from 2000 with 125 years remaining. Annual ground rent £174.34 (£87.17 paid twice a year). Service charge £1926.93 (option available to pay monthly).

## Additional Information

Council Tax Band E (Cardiff). EPC rating C.

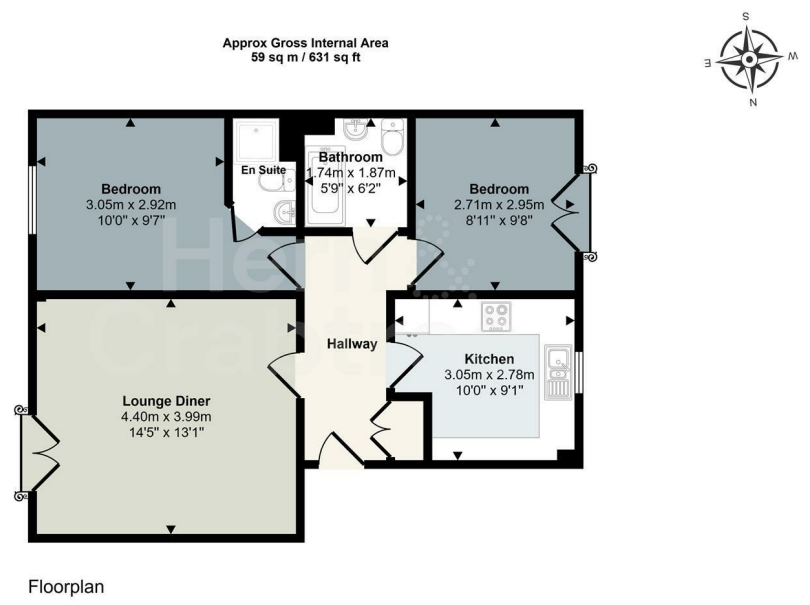
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Good old-fashioned service with a modern way of thinking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 79      | 79                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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