



## Harrison Way, offers in the region of £140,000

- Allocated Parking Space
- Ground Floor Apartment
- Perfect for First Time Buyers
- Close to Local Amenities
- Sought After Estate
- EPC Rating: D



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## About the property

Located within Cardiff Bay and just a stone throw from Cardiff Bay Retail Park is this ground floor two bedroom flat that would be PERFECT for First Time Buyers! The property is within close proximity to all local amenities such as shops, pubs, transport links and local attractions such as International Sports Village and Vindico Arena. Internally the property comprises communal entrance hall with access to flat, hallway, lounge, kitchen, two bedrooms and bathroom. To the front of the property there is a car park with an allocated parking space for the flat and multiple visitor bays. The apartment further benefits from loft storage. There is also a communal garden surrounding the building. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Communal Entrance

### Hallway

### Lounge

15' 9" max x 13' 2" max ( 4.80m max x 4.01m max )

### Kitchen

9' 7" x 7' 3" ( 2.92m x 2.21m )

### Master Bedroom

9' 8" x 11' 7" ( 2.95m x 3.53m )



## Bedroom Two

9' 7" x 7' 3" ( 2.92m x 2.21m )

## Bathroom

## Floorplan



Total floor area 57.3 m<sup>2</sup> (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.