



FFORD JAMES MCGHAN
GRANGETOWN
CARDIFF CF11 7JT

ASKING PRICE OF
£165,000



APARTMENT



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WELL PRESENTED TOP FLOOR APARTMENT IN FFORD JAMES MCGHAN
MGY are delighted to bring to market this well presented, two double bedroom, top floor apartment situated on Fford James Mcghan, Grangetown. The accommodation briefly comprises entrance hallway, open plan lounge/kitchen/diner, two double bedrooms - master ensuite and family bathroom. The property further benefits from gas central heating and double glazing throughout, has one allocated parking space and is chain free.
Viewing highly recommended

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 635 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpet to floor. Pendant light fittings. Doors to all rooms and storage cupboards.

LOUNGE/KITCHEN/DINER

11' 2" x 21' 9" (3.42m x 6.65m)

Carpet to lounge, laminate flooring to kitchen/dining area. Spotlights and pendant light fitting. Double glazed uPVC window. Power points. TV and telephone point. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating electric hob with extractor above and oven beneath and stainless steel sink and drainer with mixer tap over. Integrated appliances such as dishwasher, washing machine and fridge/freezer. Tiled splashback. Radiator.

BEDROOM ONE

13' 10" x 9' 4" (4.24m x 2.86m)

Carpet to floor. Double glazed uPVC window. Pendant light fitting. Power points. Radiator. Fitted wardrobe. Doors to ensuite.

ENSUITE

Vinyl flooring. Partially tiled walls. Pedestal wash hand basin with mixer tap over. WC. Walk in shower cubicle with mains powered shower over. Spotlights. Radiator.

BEDROOM TWO

12' 1" x 8' 3" (3.69m x 2.54m)

Carpet to floor. Double glazed uPVC window. Pendant light fitting. Power points. Radiator. Fitted wardrobe.

BATHROOM

6' 0" x 6' 2" (1.85m x 1.90m)

Vinyl flooring. Partially tiled walls. Spotlights. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and panelled bath with hot and cold tap over. Extractor. Radiator.

PARKING

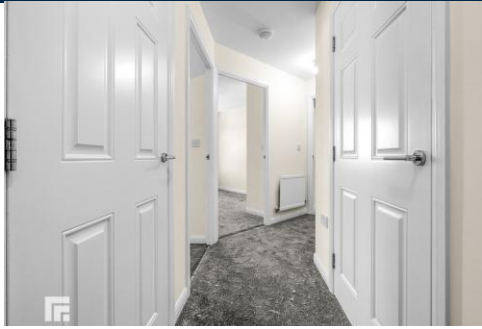
One allocated parking space.

TENURE

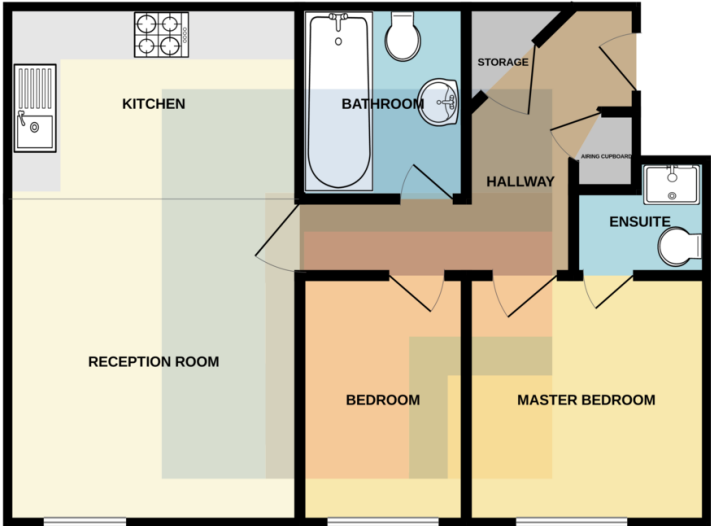
MGY are advised that the property is leasehold, with a term of 999 years from 2007. Service charges of £1,797.63 per annum, which includes building insurance, water rates, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated access to an allocated parking space and parking management. Ground rent £293.54 per annum.



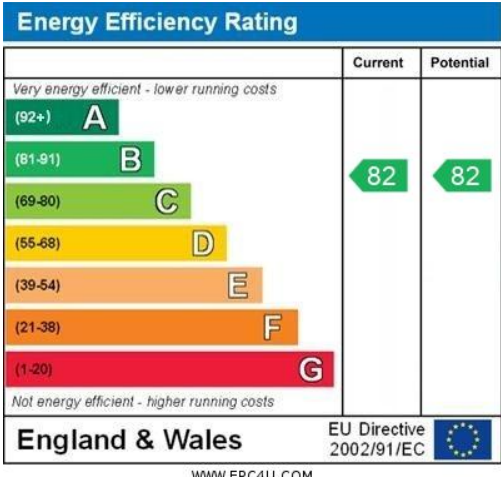
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