

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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JIM DRISCOLL WAY
GRANGETOWN

JIM DRISCOLL WAY

GRANGETOWN, CF11 7JN - £185,000

Welcome to this charming two-bedroom duplex maisonette with its own entrance, located in the picturesque Jim Driscoll Way, overlooking Cardiff Bay and in an unbeatable location. This lovely property boasts stunning waterside views that will surely take your breath away. As you step inside, you are greeted by a well-presented interior that exudes warmth and comfort. The maisonette features one reception room, perfect for entertaining guests or simply relaxing after a long day. With two bedrooms, there is ample space for a small family or guests. One of the highlights of this property is the undercroft parking available for two cars, providing convenience and peace of mind for vehicle owners. The 730 sq ft of living space offers a comfortable and practical layout, ideal for modern living. Whether you are enjoying the tranquil waterside views or taking a leisurely stroll along the waterfront, this maisonette offers a lifestyle of serenity and relaxation. The location is simply unbeatable, with all the amenities and attractions of Cardiff Bay within easy reach. In conclusion, this two-bedroom duplex maisonette in Jim Driscoll Way is a true gem that must be seen to be fully appreciated. Viewing is highly recommended for those seeking a peaceful retreat with a touch of elegance.

 2 bedroom(s)  1 bathroom(s)  730.00 sq ft

ENTRANCE HALLWAY

AIRING CUPBOARD/STORAGE
0.84m x 0.81m (2'9" x 2'8")

BATHROOM
1.93m x 1.70m (6'4" x 5'7")

BEDROOM
3.28m x 3.10m (10'9" x 10'2")

BEDROOM
2.95m x 2.41m (9'8" x 7'11")

LIVING ROOM
4.50m x 4.22m (14'9" x 13'10")

DINING AREA
3.45m x 3.07m (11'4" x 10'1")

KITCHEN
3.23m x 1.91m (10'7" x 6'3")


TENURE
We have been advised the property is leasehold Your legal representative should confirm this. We have been further advised that the lease length is 999 years from 2003 with 978 years remaining and the round rent is £84 PA and the service charge is £2500 PA which includes the building insurance.

EPC
Rated C

COUNCIL TAX
Band E

PARKING
Two undercroft parking spaces.

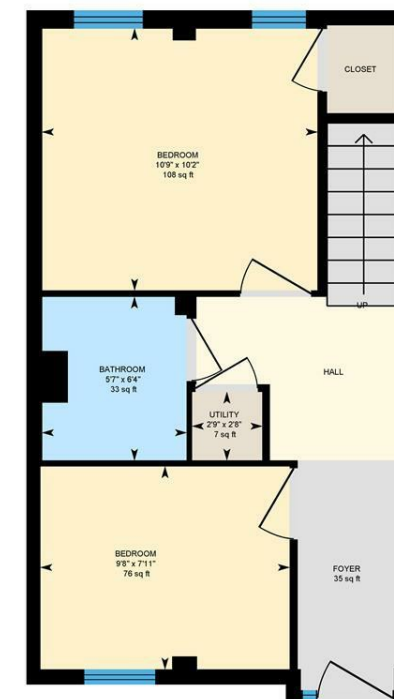


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

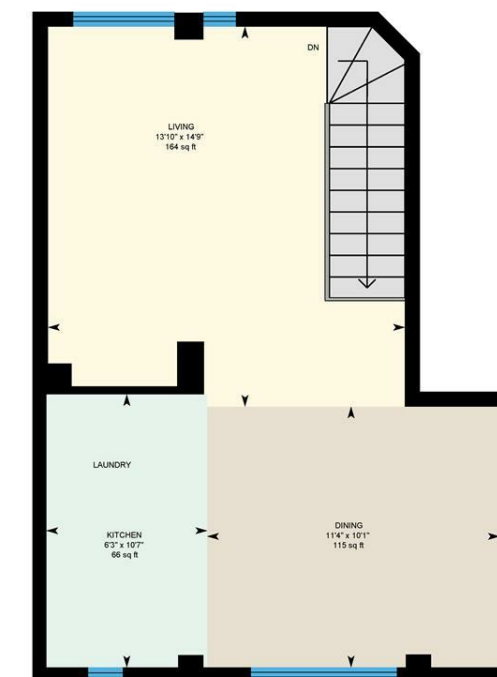


Jim Driscoll Way, Grangetown, CRF

Main Building: Total Interior Area 730.37 sq ft



Ground Floor



1st Floor

0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

