

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

FFORDD JAMES MCGHAN  
CARDIFF BAY







#### HALLWAY

**LOUNGE / KITCHEN**  
6.76m x 3.45m (22'2 x 11'4)

**BATHROOM**  
1.78m x 1.91m (5'10 x 6'3)

**BEDROOM 1**  
3.15m x 2.90m (10'4 x 9'6)

#### EN-SUITE

**BEDROOM 2**  
3.66m x 2.49m (12 x 8'2)

**EPC**  
Band C

**COUNCIL TAX**  
BAND D

**GROUND RENT**  
£263 per annum

**SERVICE CHARGE**  
£1,992 per annum

**TENURE**  
We are informed that this property is LEASEHOLD, with 980 years remaining. This is to be confirmed by your legal representative.







## FFORDD JAMES MCGHAN

CARDIFF BAY, CF11 7JU - £170,000



2 Bedroom(s)



2 Bathroom(s)



667.00 sq ft

A top floor, two bedroom apartment on this desirable purpose built block in Cardiff Bay within excellent access to the City Centre and M4 along with being in walking distance of Cardiff Bay Retail Park.

Upon entering, you are welcomed into a spacious reception room, kitchen and diner, with a modern finish.

Both bedrooms are a large double with the master bedroom benefiting from ensuite shower room. A separate, family bathroom is also offered.

The property further benefits allocated parking space.

With its close proximity to local amenities, restaurants, and the picturesque waterfront, this apartment is not just a home but a lifestyle choice.



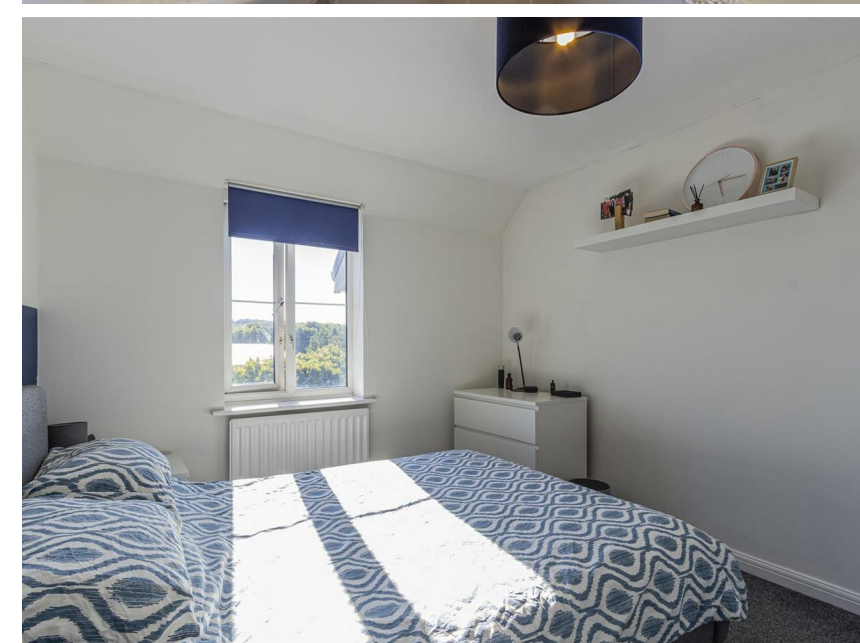
### PROPERTY SPECIALIST

Mrs Ruby Ledley

[ruby@jeffreygross.co.uk](mailto:ruby@jeffreygross.co.uk)

02920499680

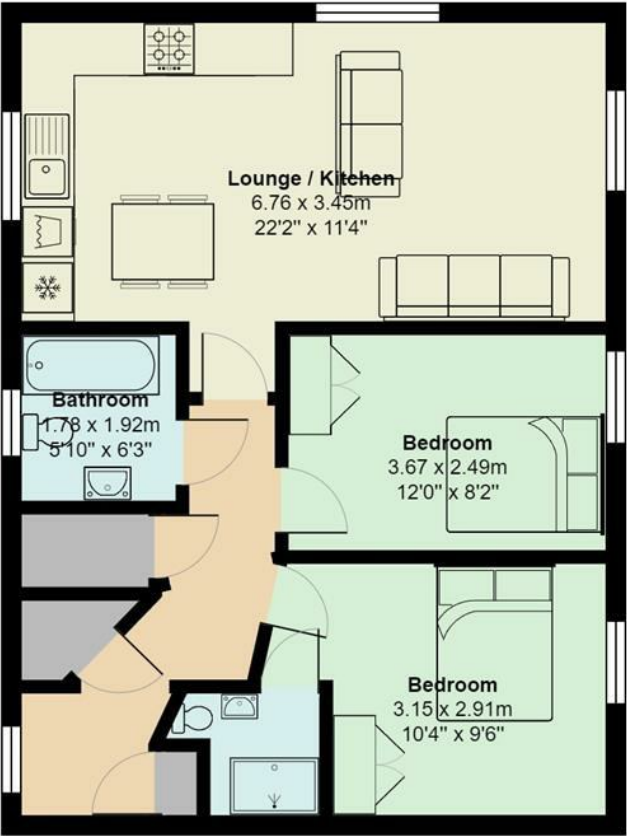
Valuer







Ffordd James McGhan, Cardiff Bay



Total Area: 62.0 m² ... 667 ft²  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(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