



Ffordd Garthorne
Cardiff, CF10 4DH

Guide Price £160,000

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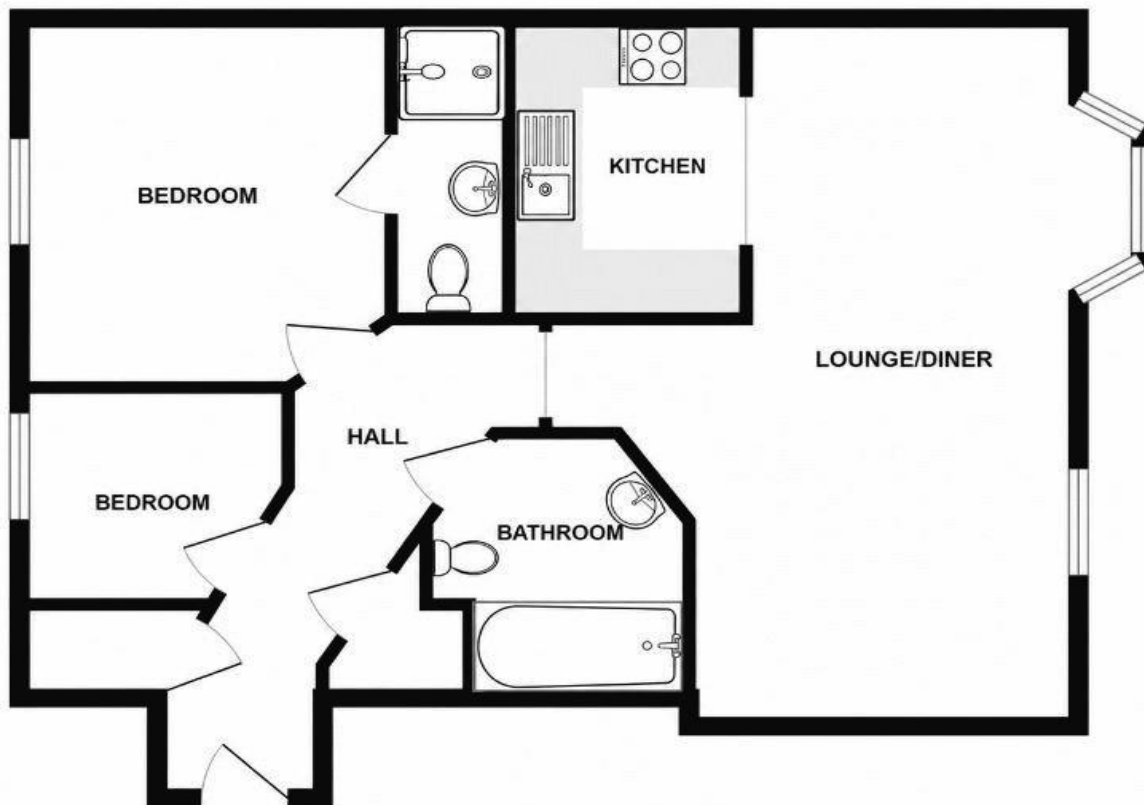


MAIN FEATURES:

- Well Presented First Floor Apartment
- Fitted Kitchen
- Good Size Lounge/Diner
- Master Bedroom with En-suite
- Further Bedroom & Modern Bathroom/WC
- Residents Off Road Parking
- Landlords Only - Paying Tenant in Situ

Situated within the sought-after Cardiff Bay area, this well-presented first floor apartment offers an excellent investment opportunity with a paying tenant already in occupation. The accommodation comprises a welcoming entrance hall leading to all rooms, a fitted kitchen and a generously proportioned lounge/dining room. Two impressive floor-to-ceiling windows flood the living space with natural light, creating a bright and airy feel throughout. The property further benefits from a spacious principal bedroom with an en-suite shower room, a second well-sized bedroom, and a contemporary family bathroom/WC. Externally, the development offers residents' off-road parking, adding to the property's practicality and appeal.

Cardiff Bay is one of the capital's most desirable locations, renowned for its vibrant waterfront, cafés, restaurants and leisure facilities. Residents enjoy easy access to Mermaid Quay, the Wales Millennium Centre and scenic waterside walks, while Cardiff city centre is within easy reach via excellent road, rail and public transport links. The area continues to attract professionals and tenants alike, making it a consistently popular choice for buy-to-let investors. An ideal addition to any investment portfolio, this attractive apartment combines comfortable accommodation with a prime Cardiff Bay location and an established rental income from day one.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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