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MR HOMES
SALES & LETTINGS



Fford James McGhan
Grangetown
Cardiff CF11 7JU

Guide Price £149,950 to £159,950 Leasehold

Ffordd James McGhan Grangetown, Cardiff, CF11 7JU

Overview

- OFFERED WITH NO CHAIN
- SECOND FLOOR PROPERTY
- ALLOCATED CAR SPACE IN CAR PORT
- TWO DOUBLE BEDROOMS
- MASTER EN SUITE
- FITTED KITCHEN/DINING AND LIVING SPACE
- UTILITY CUPBOARD WITH ELECTRIC POINTS.
- WALKING DISTANCE TO CARDIFF CITY CENTRE
- CLOSE TO LARGE RETAIL PARK



2-BED SECOND FLOOR FLAT -
LIVING/DINING/KITCHEN ROOM - TWO
BEDROOMS - ENSUITE SHOWER ROOM
- FAMILY BATHROOM - ALLOCATED
CAR PARKING - LEASEHOLD

MR HOMES act as sole agent, for our client looking to sell this well presented two bedroom SECOND floor modern apartment. The accommodation briefly comprises of an entrance hallway, living/dining/kitchen room, two bedrooms with the master benefiting from an ensuite shower room and a family bathroom with the added benefit of a large storage cupboard with space for washing machine. Externally there is a allocated car parking space in a carport. This property is all about the location, situated within the heart of Cardiff Bay with its bustling scene of bars and restaurants a short walk away. Local amenities are all close by, with Cardiff City centre being walkable within 30 minutes. Good public transport links available by bus and train and easy access to the M4, this property is a must see to appreciate its location.

EPC Rating = C

Council Tax Band =D

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FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Communal Entrance

Via an intercom security door. 2nd floor apartment.

Entrance Hallway

Via a Fire door. Smooth ceilings and walls. laminate flooring. radiator. Upvc window to front. Access to living space, bedrooms and family bathroom. Storage cupboard proving shelving. Cupboard housing water tank and more storage. A further larger space with plumbing for washer/dryer and more storage.

Living/Dining and Kitchen space

Kitchen- smooth ceilings with spotlights. Fully fitted with wall and base units. Integrated fridge/freezer. Integrated dishwasher. Gas hob with oven and overhead extractor fan. sink. Dining/living area - Smooth ceilings and walls. laminate flooring. 2 radiators. Upvc window and . Upvc French doors with Juliette balcony.

Bedroom One

Smooth ceilings and walls. Laminate flooring. radiator. Double fitted wardrobes. door leading to en-suite.

Ensuite

Smooth ceilings with spotlights. fully tiled shower cubicle .w.c. sink. radiator Tiled flooring.

Bedroom Two

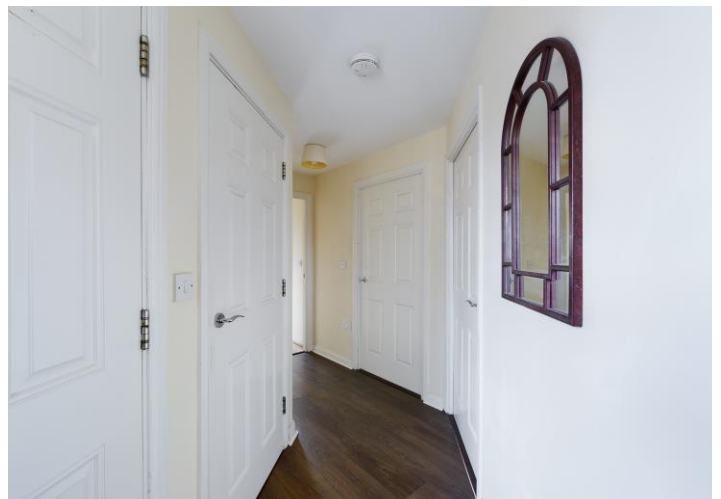
Smooth ceilings and walls. Laminate flooring. double fitted wardrobes. Upvc window.

Family Bathroom

Smooth ceilings with spotlights. Smooth walls with half tiled walls. bath. Sink. w.c. Tiled flooring. obscure Upvc window

Storage cupboard

Plumbing for washing machine/drier. Extra shelves for storage. Lighting and electric sockets.

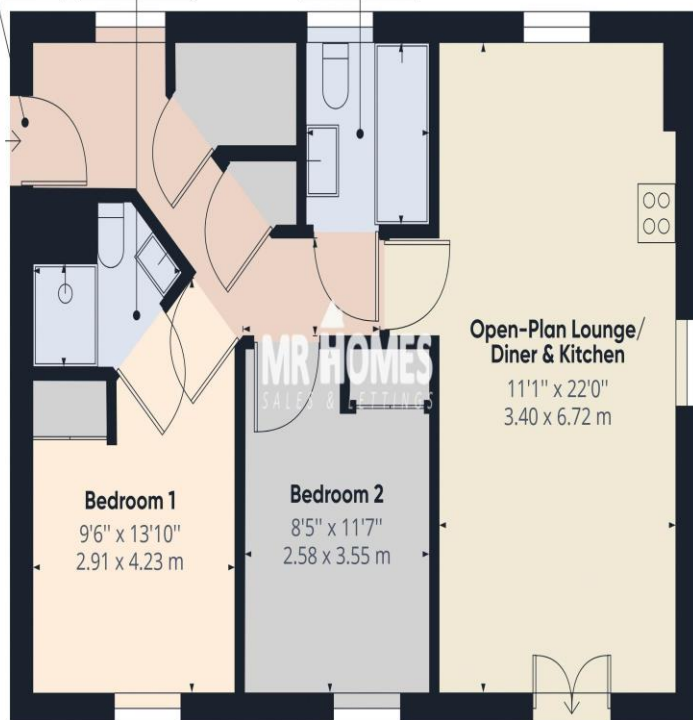


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Entrance Hallway
6'4" x 3'5"
1.93 x 1.05 m

En-Suite
7'1" x 3'10"
2.16 x 1.18 m

Bathroom
5'9" x 6'4"
1.76 x 1.95 m



Approximate total area⁽¹⁾

634.94 ft²

58.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF WEST

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