

Forio House

Ffordd Garthorne | Cardiff | CF10 4DD

Two Bedroom Apartment | Asking Price Of £169,950



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# PROPERTY DESCRIPTION

\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\*\* MGY are pleased to present for sale, a spacious two bedroom, ground floor apartment situated within the popular location of Lloyd George Avenue. Walking distance to the City Centre and Cardiff Bay. The accommodation comprises of spacious entrance hall to living/dining room, large fitted kitchen, two double bedrooms, one with en-suite and main bathroom. The property further benefits from double glazing throughout with dual aspect, gas central heating, security entry intercom system and gated access to an allocated parking space. Bike storage. Low service charges.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 613 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate flooring. Wall mounted intercom system. Storage cupboard, with wooden double doors. Wall mounted radiator. Spotlights.

## LIVING ROOM

17' 3" x 11' 6" (5.27m x 3.52m)  
Double glazed uPVC windows, to front aspect. Laminate flooring. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights.

## KITCHEN

10' 8" x 9' 7" (3.26m x 2.93m)  
Large separate kitchen. Double glazed uPVC windows, to rear aspect. Laminate flooring. Modern fitted units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven and four ring gas hob, with stainless steel extractor hood over. New Combi boiler, with 5 year warranty. Integrated washing machine, dishwasher and fridge freezer. Extractor fan. Wall mounted radiator. Spotlights.

## MASTER BEDROOM

14' 3" x 10' 0" (4.35m x 3.07m)  
Double glazed uPVC windows, to front aspect. Laminate flooring. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights. Door to:-

## EN-SUITE

6' 7" x 3' 10" (2.01m x 1.19m) Tiled flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Shaver point. Heater. Extractor fan. Spotlights.

## BEDROOM TWO

10' 0" x 9' 4" (3.07m x 2.87m)  
Double glazed uPVC windows, to rear aspect. Double bedroom. Laminate flooring. T.V Aerial point. Wall mounted radiator. Spotlights.

## BATHROOM

6' 5" x 6' 1" (1.98m x 1.87m) Tiled flooring. Part tiled walls. Panelled bath, with shower over. Vanity enclosed wash hand basin. W.C. Wall mounted radiator. Extractor fan. Spotlights.

## PARKING

Gated access to one allocated parking space. Visitor parking.

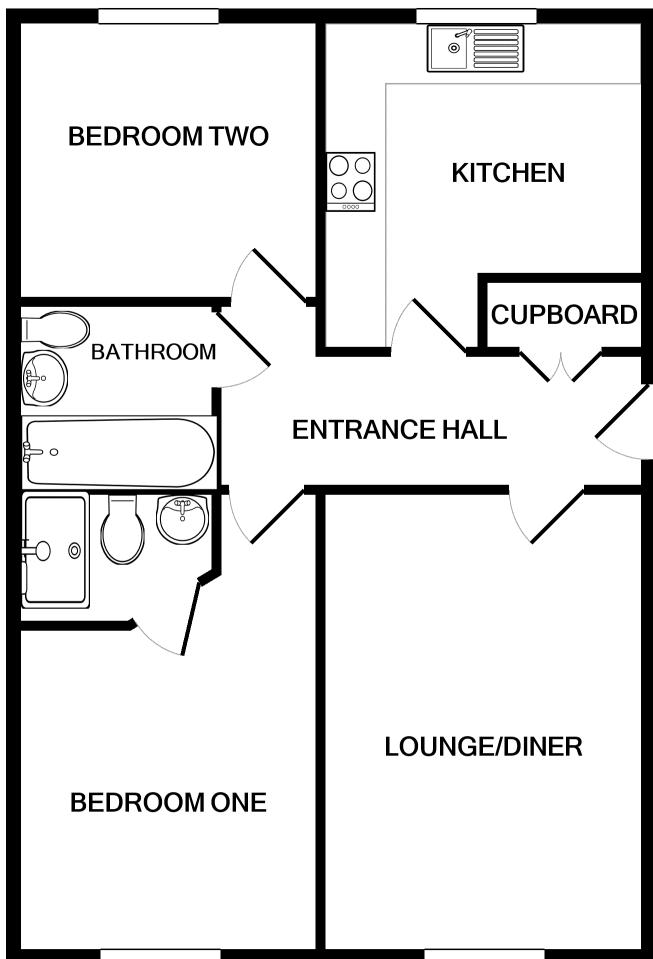
## TENURE

MGY are advised that the property is leasehold, with a lease of 150 years from 2000. Service charges £1300 per annum, which includes water rates and building insurance. Ground rent £175 per annum.



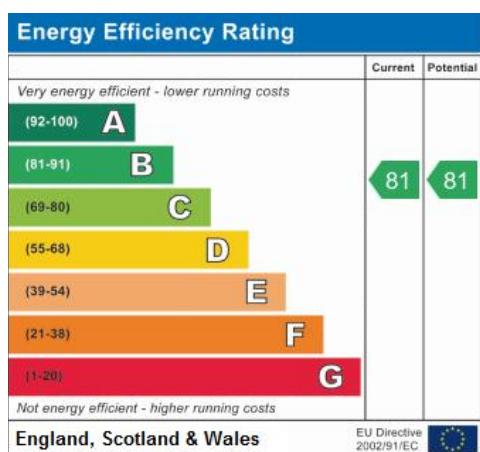
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# FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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