

# Rimini House,

Ffordd Garthorne, Cardiff, CF10 4DH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£174,950**



Two Bedroom Apartment

2

2

2

1

# Property Description

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\*\***

MGY are pleased to present for sale, a spacious two bedroom, second floor apartment situated within the popular location of Lloyd George Avenue. Walking distance to the City Centre and Cardiff Bay. The modern accommodation comprises of spacious entrance hall to living/dining room, fitted kitchen, two bedrooms, one with en-suite and bathroom. The property further benefits from dual aspect double glazing throughout, security entry intercom system, bike storage, barrier access to an allocated parking space and visitor parking. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 645.83 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Double glazed uPVC window to rear aspect. Wall mounted security entry intercom system. Laminate wood effect flooring. Wall mounted storage heater. Two storage cupboards, one housing hot water tank. .

## LIVING ROOM

18' 6" x 11' 2" (5.65m x 3.41m)  
Double glazed uPVC windows to front aspect. Ample natural daylight. Laminate wood effect flooring. Wall mounted storage heater. TV Aerial point. Telephone point.

## KITCHEN

11' 1" x 7' 11" (3.38m x 2.42m)  
Double glazed uPVC windows to rear aspect. Vinyl flooring. Part tiled walls. Base and wall units with work surface incorporating stainless steel sink. Ample storage with under unit lighting. Built in oven and four ring electric hob with stainless steel extractor hood over. Integrated fridge freezer and washing machine.

## MASTER BEDROOM

17' 0" x 10' 3" (5.20m x 3.13m)  
Large double glazed uPVC windows to front aspect. Laminate wood effect flooring. Wall mounted storage heater. TV Aerial point. Telephone point. Door leading to:-

## EN-SUITE

7' 1" x 6' 1" (2.18m x 1.86m)  
Vinyl flooring. Part tiled walls. Shower cubicle with electric shower. Vanity enclosed wash hand basin. W.C. Heated towel rail. Shaver point. Heater. Extractor fan.

## BEDROOM TWO

8' 11" x 7' 1" (2.73m x 2.18m)  
Large double glazed uPVC windows to rear aspect. Laminate wood effect flooring. Wall mounted storage heater.

## BATHROOM

12' 9" x 7' 6" (3.90m x 2.29m)  
Vinyl flooring. Part tiled walls. Panelled bath with shower attachment. Vanity enclosed wash hand basin with wall mounted mirror over. W.C. Large vertical heated towel rail. Heater. Extractor fan.

## PARKING

Secure barrier access to an allocated parking space. Visitor parking.

## TENURE

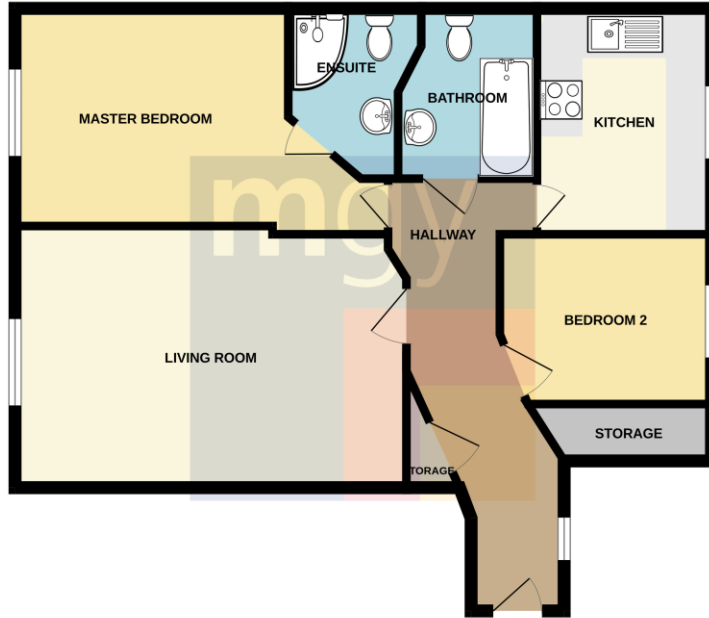
MGY are advised that the property is leasehold, with a term of 999 years from 2000. Low service charges of £1,780 per annum, which includes water rates, building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space, visitor parking and parking management. Ground rent £50 per annum.

Rimini House,  
Ffordd Garthorne, Cardiff, CF10 4DH

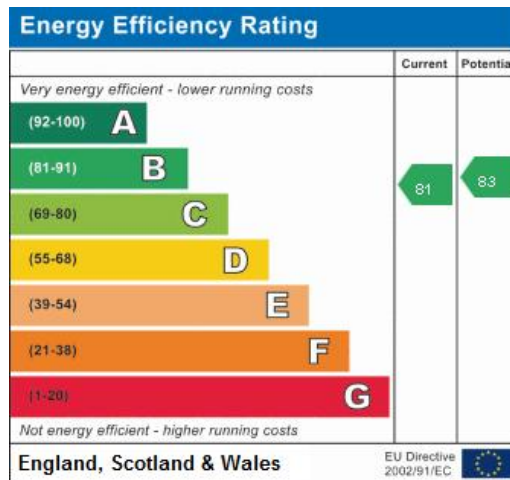


# Rimini House, Ffordd Garthorne, Cardiff, CF10 4DH

## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metriplex 12/2024



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.