



FFORD JAMES MCGHAN
CARDIFF
CF11 7JU

ASKING PRICE OF
£169,950



TWO BEDROOM APARTMENT



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****IDEAL FIRST TIME PURCHASE* NO CHAIN**** MGY are delighted to bring to market this well presented, two double bedroom, second floor apartment situated in Ffordd James McGhan. The spacious accommodation briefly comprises entrance hallway, open plan lounge/kitchen/diner, two double bedrooms - master with en-suite and family bathroom. The property further benefits from gas central heating, double glazing throughout, new flooring, an allocated parking space and visitor parking. No chain.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX : 656.60 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Ffordd James McGhan is a popular development situated opposite Cardiff Retail Park. The property is within walking distance to Cardiff Marina, a variety of coffee shops and restaurants, Cardiff International Pool and White Water. Excellent bus and transport links nearby, to the M4 and Cardiff City Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Entered via wooden front door, leading from communal hallway. Large hallway. New laminate wood effect flooring. Pendant light fittings. Doors leading to all rooms and storage cupboard.

LIVING ROOM

11' 9" x 11' 6" (3.59m x 3.52m)
Spacious open plan living. Double glazed uPVC windows to front aspect. Ample natural daylight. New carpeted flooring. Two wall mounted radiators.

KITCHEN

11' 9" x 9' 0" (3.59m x 2.76m)
Double glazed uPVC windows to side aspect. New laminate wood effect flooring. Work surfaces incorporating base units and stainless steel sink with drainer. Additional wall mounted units. Ample storage. Tiled splash backs. Integrated dishwasher. Brand new Hotpoint double oven. Four ring gas hob with extractor hood over. Fridge freezer. Spotlights. Extractor fan.

MASTER BEDROOM

12' 6" x 9' 10" (3.82m x 3.02m)
Double glazed uPVC windows to front aspect. New carpeted flooring. Built in double wardrobe. Wall mounted radiator. Door leading to en-suite.

EN-SUITE

8' 0" x 6' 1" (2.45m x 1.86m)
Modern en-suite. Tiled flooring. Part tiled walls. Pedestal wash hand basin. W.C. Shower cubicle. Extractor fan. Spotlights. Wall mounted radiator.

BEDROOM TWO

11' 9" x 8' 8" (3.60m x 2.65m)
Second double bedroom. Double glazed uPVC windows to rear aspect. New carpeted flooring. Built in double wardrobe. Wall mounted radiator.

BATHROOM

6' 1" x 5' 6" (1.86m x 1.69m)
Laminate wood effect flooring. Part tiled walls. Pedestal wash hand basin. W.C. Panelled bath. Large wall mounted mirrors. Shaver point. Extractor fan.

UTILITY ROOM

4' 9" x 3' 5" (1.46m x 1.06m)
Separate utility room with work surface and plumbing for washing machine below. Laminate wood effect flooring. Part tiled walls. Door leading to additional storage cupboard, housing hot water tank and with shelving.

PARKING

Allocated parking space. Visitor parking.

TENURE

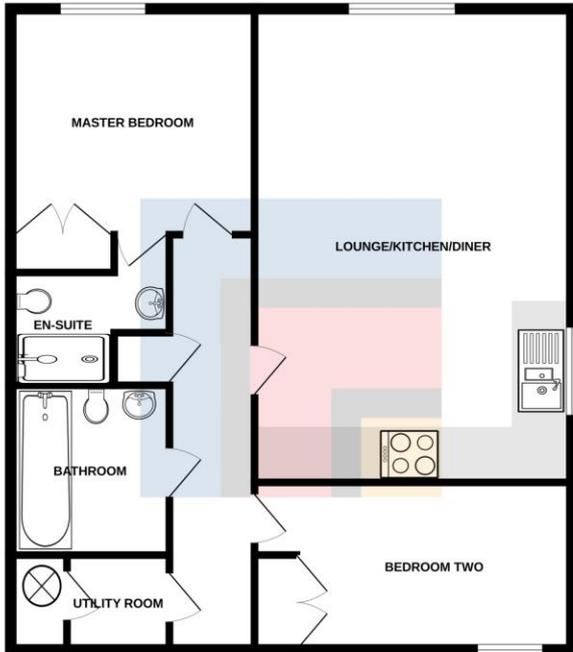
MGY are advised that the property is leasehold, with a term of 999 years from 2007. Service charges of £1800 per annum, which includes building insurance, maintenance of internal and external communal areas, an allocated parking space, visitor parking and parking management. Ground rent £295 per annum.



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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, ceilings, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix CC008

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

CARDIFF 029 2046 5466

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