





59 Ffordd James Mcghan, Cardiff

£155,000 Leasehold

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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
Doors to lounge/kitchen/diner, two bedroom, bathroom, utility room and storage cupboard. Radiator. Security entry telecom system.

LOUNGE/KITCHEN/DINER
21' 11" x 13' 4" (6.67m x 4.06m)
Fantastic open plan living space. Fitted kitchen with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Integrated fridge/freezer. Spotlights. Radiator. uPVC double glazed window to rear. Carpeted flooring to living area.

MASTER BEDROOM
12' 11" x 8' 5" (3.94m x 2.57m)
uPVC double glazed window to rear. Radiator. Carpeted flooring. Fitted wardrobes. Door to en-suite.

EN-SUITE
6' 7" x 6' 0" (2.00m x 1.83m)
Low level WC, pedestal wash hand basin and fitted shower cubicle. Tiled splash backs. Spotlights and extractor fan. Radiator. Vinyl flooring. Shaver point.

BEDROOM TWO
10' 10" x 8' 2" (3.31m x 2.49m)
Second double bedroom. Fitted wardrobe to one wall. Carpeted flooring. uPVC double glazed window to rear. Radiator.

BATHROOM
7' 1" x 5' 7" (2.16m x 1.69m)
Low level WC, pedestal wash hand basin and panelled bath. Tiled splash backs. Radiator. Extractor fan. Vinyl flooring. Airing cupboard housing Combi-boiler.

UTILITY ROOM
Work surfaces with space for washing machine below.

PARKING
One allocated parking space, plus visitor parking.

TENURE
MGY are advised that the property is leasehold, with a term of 999 years from 2007. Service charges of £1,788.54 per annum, which includes building insurance, maintenance of internal and external communal areas, reserve fund contribution an allocated parking space, visitor parking and parking management. Ground rent £293.54 per annum.

AML
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



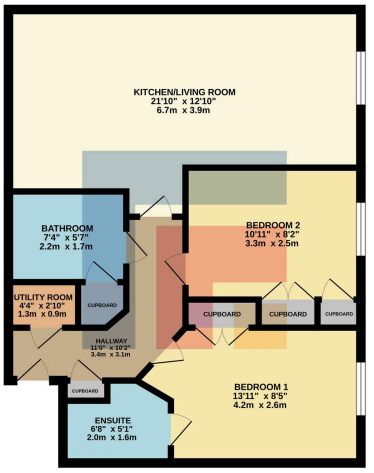








GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 sq.m.) approx.

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 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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CARDIFF 029 2046 5466

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