



# 37 Ffordd Garthorne

Cardiff Bay, Cardiff CF10 4DH

£1,400 Per Month

HARRIS & BIRT



A well presented three bedroom ground floor apartment situated in a central Cardiff Bay location and offering a close walk to all local amenities including shops, restaurants and schooling. The accommodation briefly comprises entrance hallway, fitted kitchen with oven and hob, integral fridge, microwave and washer dryer, good size living/dining room, three double bedrooms with en-suite shower room to master plus a family bathroom. The property is furnished and is immediately available. One allocated parking space plus visitor parking. EPC Rating C. Council tax band E. The monthly rental is £1,400 pcm. Deposit of £1,500. This property is offered for rent with a Reposit low cost deposit option available - pay just £323.07 instead of £1500! Ask us for further details

## Accommodation

### Entrance Hall

Accessed via communal hallway. Communicating doorways through to all rooms. Three large storage cupboards. Electric storage heater housed to wall. Wood effect laminate flooring.

### Kitchen 9'7" x 7'7" (2.92m x 2.31m)

Open plan to the kitchen/living room. Range of fitted wall and base units with wooden worktop over. Features include integrated single oven, four ring hob with stainless steel extractor fan over, stainless steel sink and drainer with chrome mixer tap, washer dryer, fridge and microwave. White square tile splashback. Wood effect laminate flooring.

### Living/Dining Room 12'2" x 22" (3.71m x 6.71m')

A good sized open plan reception room. Two UPVC double glazed windows to front elevation. Electric storage heater housed to wall. Two pendent ceiling lights. Wood effect laminate flooring.

### Bedroom One 10'5" x 10'4" (3.18m x 3.15m)

Good sized double bedroom. Built-in double wardrobe. Doorway through to en-suite shower room. UPVC double glazed window to rear elevation. Electric storage heater housed to wall. Fitted carpet.

### En-Suite Shower Room 4'11" x 7' (1.50m x 2.13m)

Suite in white comprising low level WC, wall mounted wash hand basin and walk in shower cubical with electric shower head attachment. Chrome wall mounted heater shower rail. Wall mounted mirror. Extractor fan. Half tiled walls. Stone effect vinyl flooring.

### Bedroom Two 14'11" x 7' (4.55m x 2.13m)

Another good sized double bedroom. UPVC double glazed window to front elevation. Electric storage heater housed to wall. Fitted carpet.

### Bedroom Three 10'5" x 11'4" including door recess (3.18m x 3.45m including door recess)

Another good sized double bedroom. UPVC double glazed window to rear elevation. Fitted shelving to wall. Electric storage heater housed to wall. Fitted carpet.

### Bathroom 6' x 7' (1.83m x 2.13m)

Suite in white comprising low level WC with hidden cistern, wash hand basin set into white vanity unit and walk in corner shower cubical with electric shower with hand held attachment. Wall mounted heated shower rail. Wall mounted mirror. Half tiled walls. Stone effect vinyl flooring.

### Outside

One designated parking space with ample guest parking.







FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 973 sq. ft  
TOTAL: 973 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

