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CARDIFF

VALE

CAERPHILLY

BRISTOL




Magretian Place

CARDIFF BAY



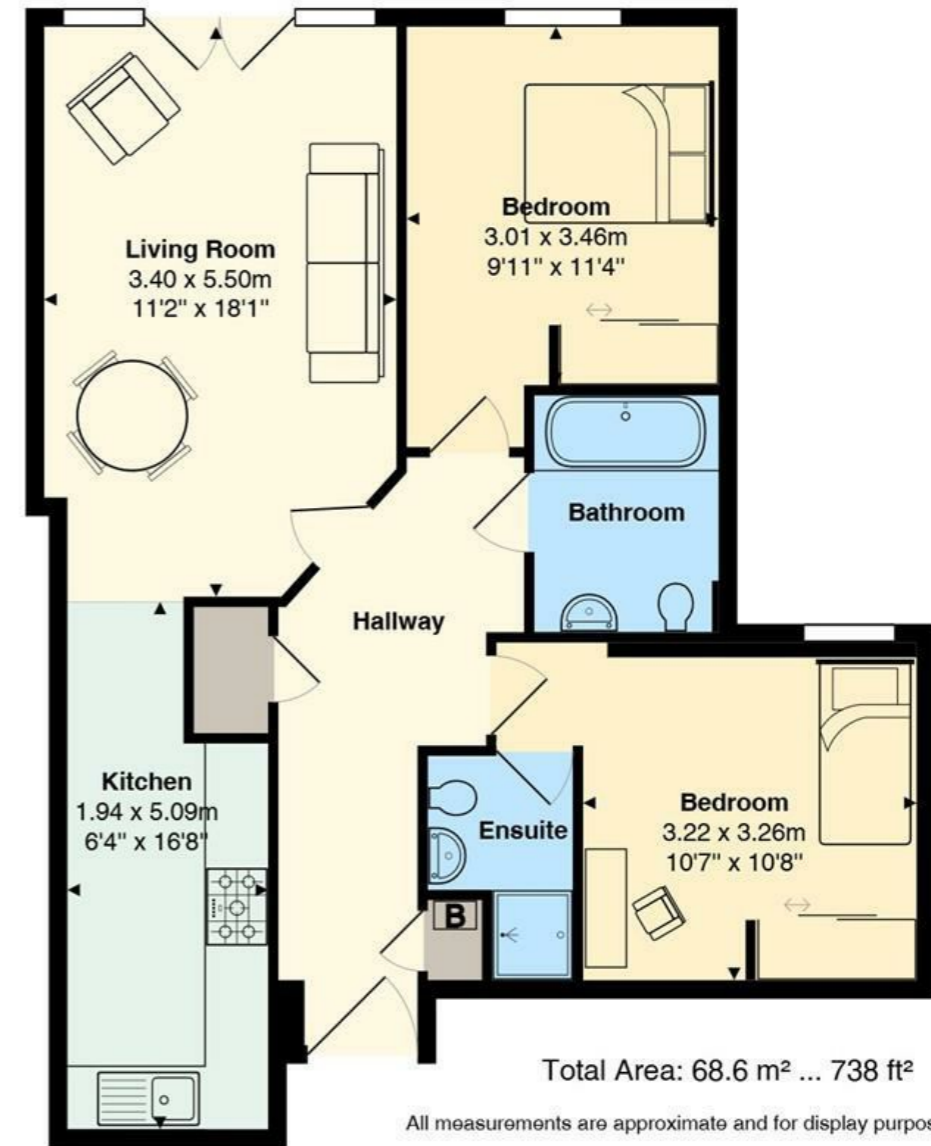
Immaculate two double bedroom apartment with en-suite and parking.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer
amanda@jeffreycross.co.uk

South Mews



Comments by the Homeowner





Magretian Place

Cardiff Bay, Cardiff, CF10 4DR

Offers Over

£215,000



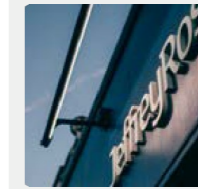
2 Bedroom(s)



2 Bathroom(s)



738.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this beautifully presented two double bedroom apartment. The property benefits from secure communal entrance hall, internal entrance hall, open plan lounge/ dining room, stunning modern kitchen with integrated appliances, two double bedrooms one with en-suite and family bathroom. Outside there is secure parking with an under croft allocated parking space.

Situated in the prime location of Lloyd George avenue Cardiff bay, a stones throw away from Cardiff City centre and Cardiff central station.

** Chain Free **





Communal Entrance Hall

Entrance Hall

Lounge / Dining |Room 11'2 x 18'1 (3.40m x 5.51m)

Kitchen 16'8 x 6'4 (5.08m x 1.93m)

Bedroom One 10'7 x 10'8 (3.23m x 3.25m)

En-Suite

Bedroom Two 9'11 x 11'4 (3.02m x 3.45m)

Bathroom

Tenure

Leasehold - This is to be confirmed with your legal representative.

Council Tax

Parking

One allocated undercroft parking space.

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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		EU Directive 2002/91/EC 