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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Ffordd Mograig*

LLANISHEN





*A fantastic opportunity to purchase a well-presented one-bedroom home in the popular area of Llanishen. With local shops, cafés and transport links all close by, it's a really convenient spot. The property also benefits from allocated parking and is offered with no onward chain, making it an ideal purchase for first-time buyers or investors.*

Comments by Mr Nicky Pearcey

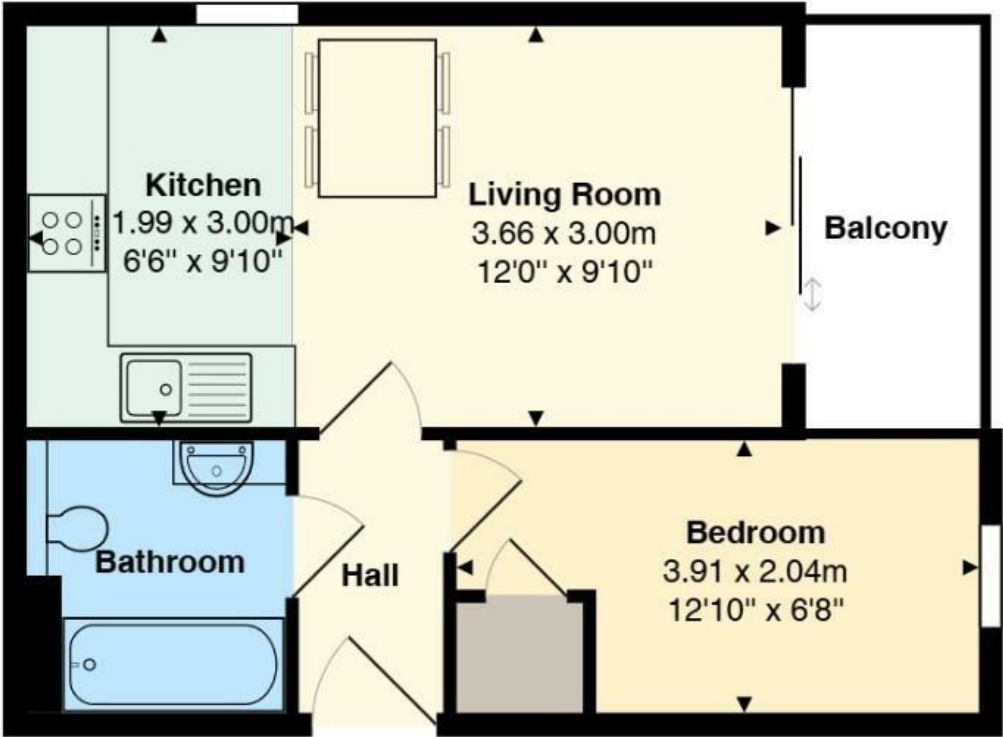
**Property Specialist**  
**Mr Nicky Pearcey**  
Lettings Negotiator

nicky@jeffreygross.co.uk



Comments by the Homeowner

## Ffordd Mograig



Total Area: 32.1 m<sup>2</sup> ... 345 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



# Ffordd Mograig

*Llanishen, Cardiff, CF14 5EW*

Per Month

**£900 Per Month**



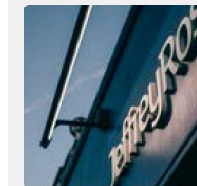
1 Bedroom(s)



1 Bathroom(s)



345.00 sq ft



Contact our  
***Llanishen Branch***

02920 499680

Situated in the popular area of Llanishen, Cardiff, this well-presented one-bedroom property on Ffordd Mograig offers comfortable living in a convenient location. The home is within easy reach of a range of local amenities, including shops, cafés and excellent public transport links.

The property features a spacious layout with a well-proportioned living area, a good-sized bedroom and a modern bathroom, making it ideal for relaxing or entertaining. It also benefits from an allocated parking space, a valuable addition in this sought-after area. EPC Rating: C. Council Tax Band: C.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



Hall

Kitchen 6'6" x 9'10" (1.99 x 3.00)

Living Room 12'0" x 9'10" (3.66 x 3.00)

Balcony

Bathroom

Bedroom 12'9" x 6'8" (3.91 x 2.04)

Tenure  
We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

Tax band  
C

Service charges  
The service charge is ££2,207.52 and includes Building insurance and Communal maintenance. Ground rent is £150 per annum, optional payments plans can be in place.









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

