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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 Max Tustin



**Property Specialist**

**Mr Max Tustin**

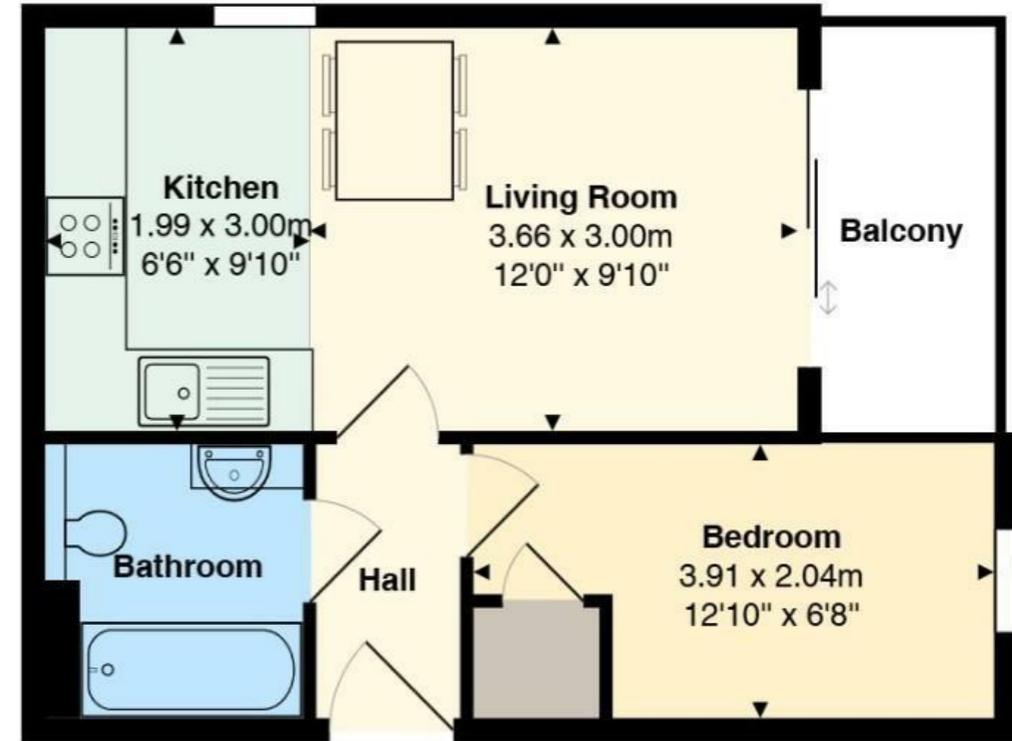
Sales Negotiator

max@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*

Offers In Excess Of

**£130,000**



1 Bedroom(s)



1 Bathroom(s)



345.00 sq ft



Contact our  
***Llanishen Branch***

02920 499680

**\*\*NO CHAIN** - 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.

Offered to the market with no onward chain, this property is perfect for first-time buyers, professionals or investors looking for a straightforward purchase in a well-connected part of Cardiff.





#### 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 TBC and includes Building insurance and Communal maintenance. Ground rent is £150 per annum, optional payments plans can be in place.

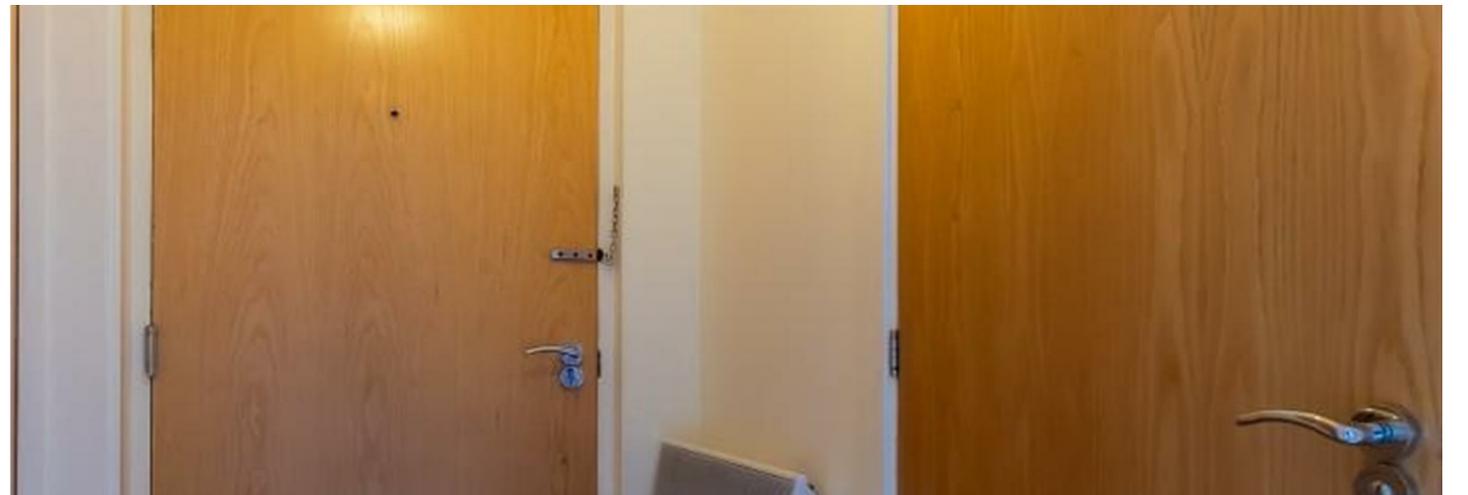
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

