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CARDIFF VALE CAERPHILLY BRISTOL

*Livorno House on Lloyd George Avenue is perfectly located in-between access into Cardiff Bay and the center of Cardiff City. With excellent transport links to hand - rail & bus. Mermaid Quay is a short walk away with its vibrant nightlife and array of shopping facilities.*

Comments by Mr Paul Davies

**Property Specialist**

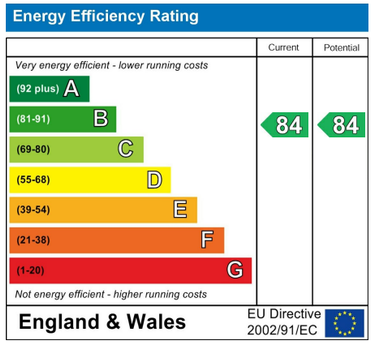
Mr Paul Davies

Property Management Co-ordinator

paul.davies@jeffreyross.co.uk

*We bought the property as was so close to all amenities and we loved how quiet the area seemed to be. Our neighbours soon became friends, and we shall miss them when we move but we are excited to begin the new chapter in our lives.*

Comments by the Homeowner




### Communal Hall

Intercom entry into a communal hall leading to all flats.

### Hall

Access to all rooms, intercom entryphone, generous cloaks cupboard with power plus separate airing cupboard housing the hot water tank.

### Lounge Dining Room 20'9" max x 12'4" & 13'2" (dining) (6.32m max x 3.76m & 4.01m (dining))

Impressively large lounge and dining room with plenty of light via a large side bay window and 2 front facing windows, TV point, telephone point.

### Kitchen 9'8" x 7'8" (2.95m x 2.34m)

Extensively fitted wall and base units with laminate worktop and inset stainless steel sink & drainer with mixer tap and tiled surround, integrated fridge and freezer and washing machine plus built in oven, hob & hood.

### Bedroom 1 10'9" x 9'4" (3.28m x 2.84m)

Master double bedroom, window to side.

### Bedroom 2 10'2" x 6'7" (3.10m x 2.01m)

Generous bedroom, window to side.

### Bathroom

Modern white suite comprising a panel bath with shower over and screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, extractor fan, heated chrome towel rail.

### Outside

Set in grounds with mature shrub borders, visitor parking on approach to an automatic barrier with then a secure parking space allocated.

### Information

We believe the property is leasehold with a 999 year lease from 1st January 2000 therefore with 972 years remaining. Ground rent of £50.00 per annum payable in 2 installments of £25.00. Service charge from March to August was £992.72 (£1,985.44 per annum) or payable on a monthly basis.
Council Banding - Band E £2,461 (2026-2027)

# Ffordd Garthorne

*, Cardiff, CF10 4DE*

## £177,000

2 Bedroom(s) 1 Bathroom(s) 775.00 sq ft

Contact our
*Penarth Branch*
02920415161

Jeffrey Ross are pleased to present for sale this large purpose built flat situated on the second floor. Boasting 775 square footage of living space - much larger than other flats on Ffordd Garthone currently.
For sale with vacant possession and no ongoing chain.
Livorno House is perfectly located halfway between Cardiff Bay & Mermaid Quay and Cardiff City Center. With train and bus routes to hand.
Benefitting from intercom entry plus automated barrier for secure allocated parking with visitor spaces also.
Briefly comprising a communal entrance, spacious hall, impressively large lounge and dining room, extensively fitted kitchen - integrated fridge & freezer, washing machine plus built in oven, hob & hood, 2 generous bedrooms and modern bathroom - shower.
Complimented with double glazing and electric heating.
Viewing highly recommended to appreciate the size.