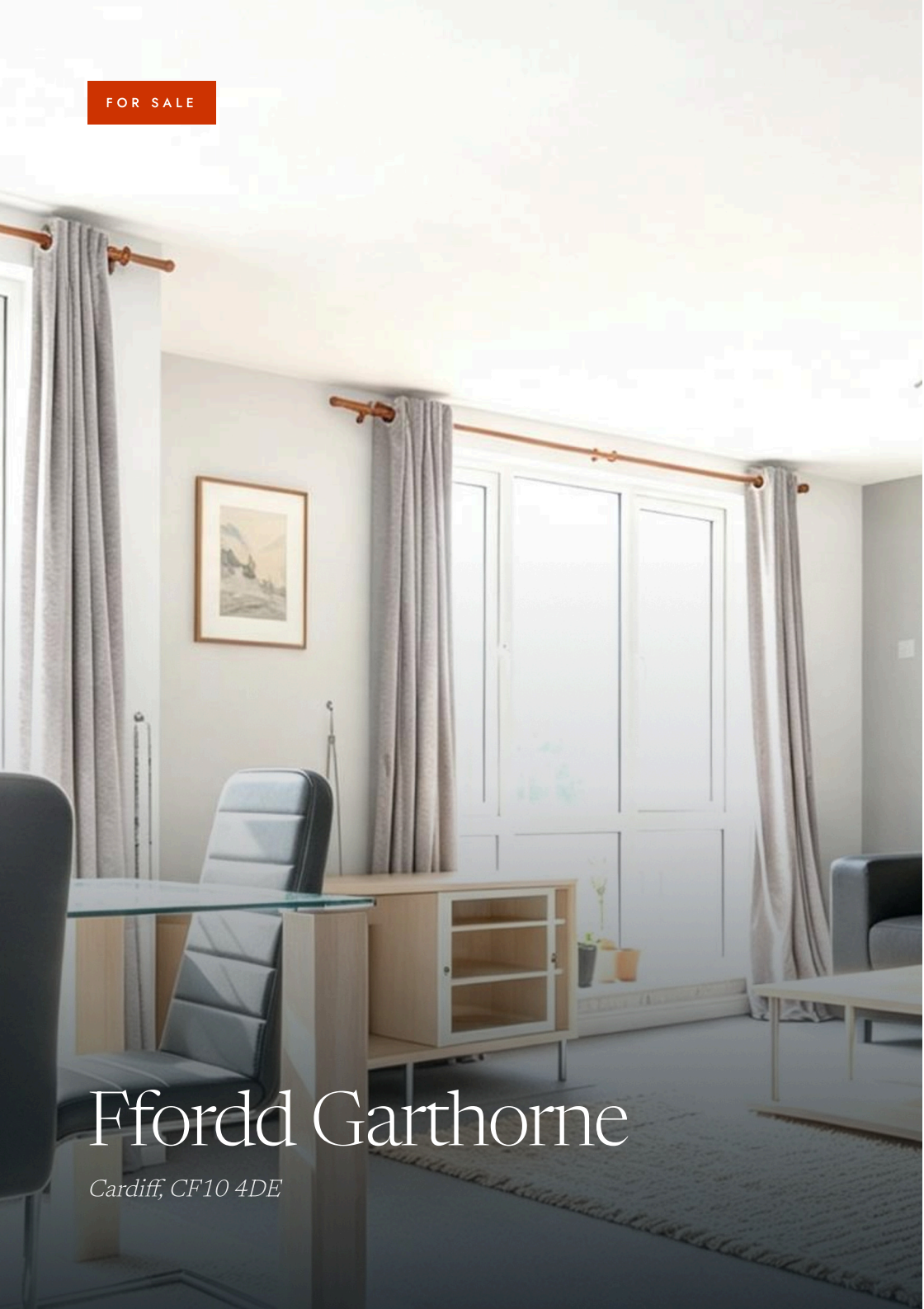
FOR SALE



Fforddd Garthorne

Cardiff, CF10 4DE

CARDIFF

Ffordd Garthorne

Cardiff, CF10 4DE

£172,500

2 BEDROOMS

1 BATHROOM

1 RECEPTION

775 SQ FT

- SECOND FLOOR PURPOSE BUILT FLAT
- BOASTING OVER 775 SQUARE FEET OF LIVING SPACE
- KITCHEN - FULLY INTEGRATED
- MODERN BATHROOM - SHOWER
- SECURE PARKING - BARRIER ENTRY
- IMPRESSIVELY SPACIOUS ACCOMMODATION
- LARGE LOUNGE THROUGH DINING ROOM
- 2 BEDROOMS
- DOUBLE GLAZING & ELECTRIC HEATING
- VACANT POSSESSION & NO CHAIN



THE PROPERTY

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.

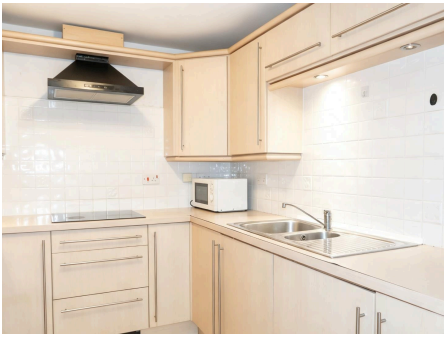
Complimented with double glazing and electric heating. Viewing highly recommended to appreciate the size.




Dola Al









ACCOMMODATION

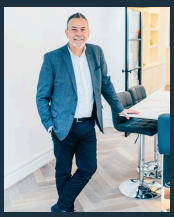
COMMUNAL HALL	
HALL	
LOUNGE DINING ROOM	6.32m max x 3.76m & 4.01m (dining)
KITCHEN	2.95m x 2.34m
BEDROOM 1	3.28m x 2.84m
BEDROOM 2	3.10m x 2.01m
BATHROOM	
OUTSIDE	
INFORMATION	

PROPERTY TYPE	FLAT - PURPOSE BUILT
INTERNAL AREA	775 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	84 · POTENTIAL 84

FLOORPLAN



Not to scale. Measurements are approximate and for illustration only.



Paul Davies

SENIOR VALUER WHO FIRST STARTED OUR SALES OFFERING...

PENARTH BRANCH

029 2041 5161

9A ROYAL BUILDINGS, VICTORIA ROAD, PENARTH, CF64 3ED

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 9a Royal Buildings, Victoria Road, Penarth, CF64 3ED. 029 2041 5161. The Property Ombudsman, membership D03828. jeffreyross.co.uk