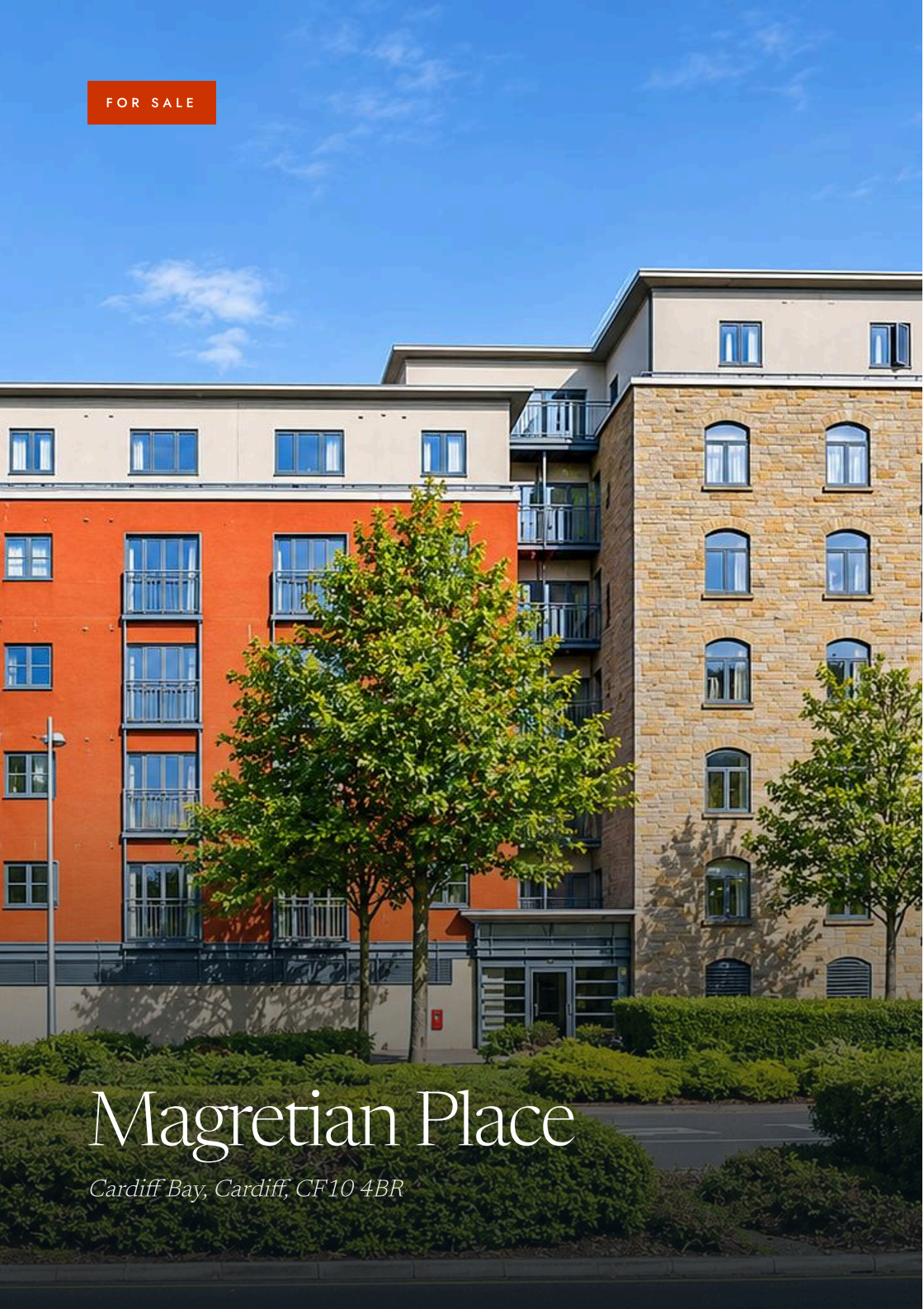
FOR SALE



Magretian Place

Cardiff Bay, Cardiff, CF10 4BR

CARDIFF BAY, CARDIFF

Magretian Place

Cardiff Bay, Cardiff, CF10 4BR

OFFERS OVER

£135,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

481 SQ FT

- OPEN PLAN LIVING
- MODERN KITCHEN
- MODERN BATHROOM
- SECURE ENTRANCE
- SECURE PARKING
- CHAIN FREE



THE PROPERTY

*** Offers over £135,000 *** Jeffrey Ross are pleased to bring to the market this lovely one bedroom apartment with open plan kitchen / lounge / dining room, spacious bedroom and family bathroom, situated within a secure block with communal entrance hall and intercom. Outside there is allocated parking with gated access to the car park. Situated within a short walk to Cardiff City Centre and Cardiff bay.

** Chain Free **



INSIDE











ACCOMMODATION

OPEN PLAN KITCHEN / LOUNGE	5.38m x 4.50m
BEDROOM ONE	2.87m x 4.39m
BATHROOM	1.91m x 2.08m

SERVICE CHARGE

Service Charge £1,656 P.A

GROUND RENT

Ground Rent £370 p.a

PROPERTY TYPE	FLAT/APARTMENT
INTERNAL AREA	481 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	87 · POTENTIAL 87

The Granary, Cardiff Bay



Total Area: 44.7 m² ... 481 ft²

All measurements are approximate and for display purposes only

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



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

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, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk