



**RE/MAX**  
Estate Agents



## **3 Ffordd James Mcghan, Cardiff, CF11 7JT**

### **£1,150 Per month**

Household Income to be considered for referencing: £34,500+ PA

Discover modern living at this pristine 2-bedroom apartment, ideally situated in the sought-after area of Cardiff Bay. Immaculately presented, this apartment boasts a spacious, open-plan layout that combines the living room, dining area, and kitchen. The kitchen is fully fitted with brand-new white goods and ample white storage cupboards, making it stylish and practical.

The property features two generously sized bedrooms, ideal for a small family, professionals, or as a valuable investment opportunity. The entrance hall includes two ample storage cupboards, providing convenient space for organization. The family bathroom is designed for comfort, offering a bath and a shower.

Additional benefits include a dedicated parking space, security entry, and an unbeatable location in Cardiff Bay with easy access to shops, restaurants, and transport links. The property is available for immediate occupancy, with no pets allowed as part of the lease agreement with the freehold of the building.

This apartment represents the ideal balance of quality, location, and convenience in one of Cardiff's prime areas. Don't miss out on the opportunity to view!

### Additional Information

Household Income to be considered for referencing:

£34,500+ PA

Rental Amount: £1,150 Per Month

Deposit: £1,326 x5 Weeks

Option for 0% Deposit

No pets allowed

Type of home: Apartment

Council tax band: D

County: Cardiff

EPC: C

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications not meeting these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

### The Local Area

Cardiff Bay is a vibrant and highly desirable area known for its lively waterfront atmosphere, modern amenities, and excellent connectivity. With a range of attractions, including the Wales Millennium Centre, the historic Norwegian Church, and the bustling Mermaid Quay, residents enjoy an exciting blend of culture, dining, and entertainment. The area also provides beautiful waterside walks and parks, ideal for outdoor activities. Cardiff Bay benefits from excellent transport links, with Cardiff Central Station and major road networks close by, making it convenient for commuting and access to the city centre. The area offers a perfect balance of urban convenience and scenic appeal, making it one of Cardiff's most popular neighbourhoods.

### Transport Links

Cardiff Bay offers excellent transport links, making it convenient for commuters and residents. The area is well-served by Cardiff Bay Railway Station, which connects directly to Cardiff Central, providing seamless access to the city centre and broader South Wales rail network. Local bus services are frequent, covering routes into Cardiff's central districts and surrounding areas. Additionally, the proximity of the A4232 and M4 motorway provides quick road access to nearby towns and cities, including Newport and Bristol. Cardiff Bay offers numerous cycle paths for those who prefer greener travel, and water taxi services connect to the city centre and Penarth, adding to the diverse transportation options available.

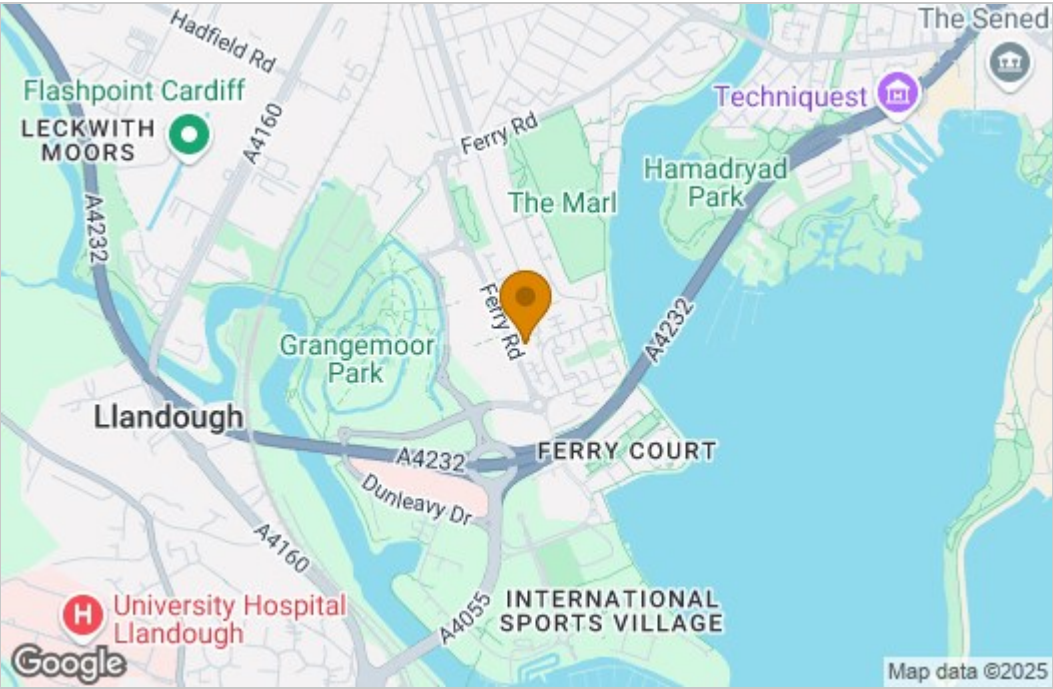
### Schools

Cardiff Bay is served by various reputable schools, making it an excellent area for families. Schools like Mount Stuart Primary and St. Mary the Virgin Church in Wales Primary School are highly regarded for primary education, providing a nurturing environment and excellent facilities. Cardiff Bay is also close to secondary schools, such as

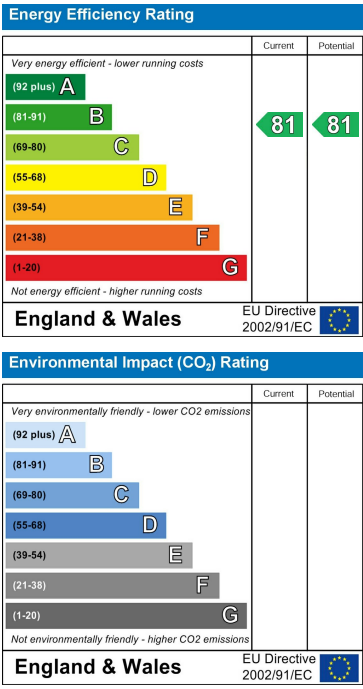
Cardiff High School and Fitzalan High School, both known for their strong academic performances and well-rounded extracurricular programs. Additionally, Cardiff Bay offers easy access to independent schools, including the Cathedral School in Llandaff and St. John's College, which are both esteemed for academic excellence. With various educational options nearby, families in Cardiff Bay have quality choices for each stage of their children's education.

Floor Plan

Area Map



Energy Efficiency Graph



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