

25d Ferry Road, Grangetown  
 Cardiff  
 CF11 7DW

Communal Hall

Entrance Hall



Bedroom



Lounge Kitchen



Loft Room



Shower Room W.C.

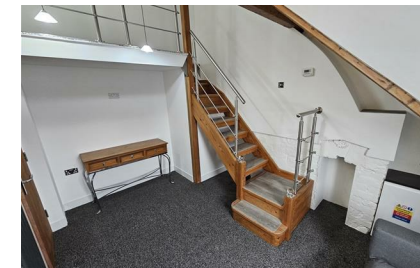
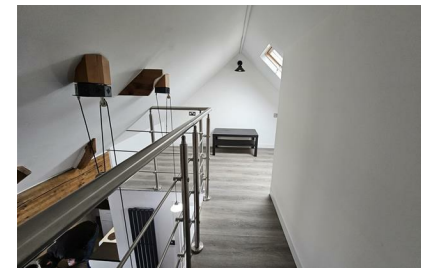
**VIEWING**

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>77</b>
			<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



## 25d Ferry Road, Grangetown, Cardiff, CF11 7DW



Located Closely To Cardiff Bay Retail Park Together With The Facilities Of Cardiff Bay Can Be Found This Most Stylish And Very Well Presented Top Floor Apartment Set Over Two Levels. Accommodation Briefly Comprises Of Communal Hall & Stairs, Entrance Hall, Open Plan Lounge Kitchen With Appliances, Stairwell Up To Versatile Loft Room, One Double Bedroom & Shower Room W.C. Gas Central Heating With Combination Boiler. Upvc Windows. Furnished. Energy Rating 'C' Council Tax Band 'B' Must Be Viewed