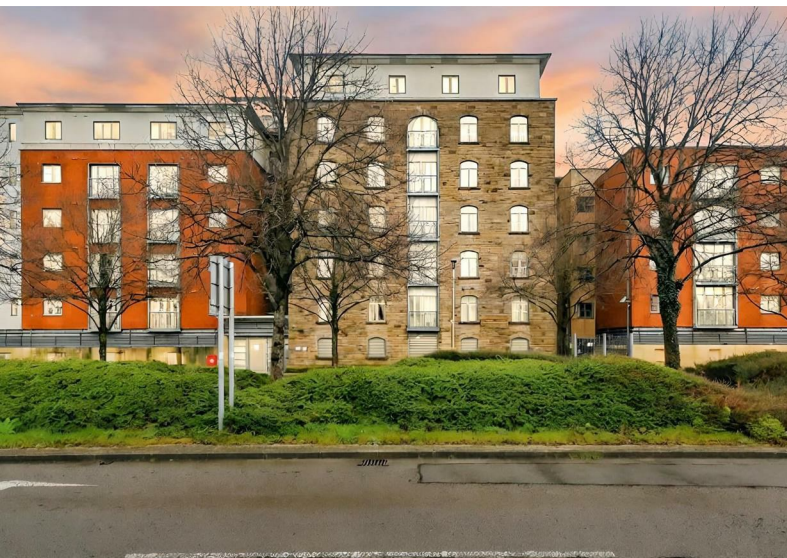




48 The Granary Magretian Place, Cardiff, CF10 4BR

£1,250 Per Month



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Introduction

We are delighted to offer for rent this beautifully decorated two-bedroom apartment situated on the fourth floor of the prestigious Granary development in Magretian Place, Cardiff. This property is ideally located for enjoying the vibrant lifestyle of both Cardiff City Centre and Cardiff Bay.

Exceptional Location

Positioned between the dynamic city centre and the scenic Cardiff Bay, residents have the best of Cardiff's cultural, dining, and leisure facilities within easy reach. The proximity to Mermaid Quay means evenings and weekends can be spent exploring the best local bars, restaurants, and entertainment options.

Apartment Features

The apartment is accessed via a lift that services all floors, ensuring easy accessibility. Inside, you will find two generously proportioned double bedrooms, a sleek family bathroom, and an inviting open plan living room that extends onto a private balcony, offering tranquil views over Silurian Park. The kitchen is equipped with all the essentials for modern living.

Comfort and Security

The apartment boasts underfloor heating throughout, providing a warm and cozy environment throughout the year. It also features high-quality UPVC double glazing which contributes to both the thermal efficiency and the security of the apartment. Residents will benefit from an allocated parking space within a secure gated area, adding both convenience and peace of mind.

Ideal for Professionals

This rental is perfect for professionals seeking a comfortable and stylish living environment close to work and leisure amenities. The apartment's location and features make it an outstanding choice for those who value convenience and quality in their living space.

Hallway

Enter via wooden door, carpeted flooring, smooth walls with wall mounted intercom, smooth ceiling, doors leading to the open plan living room, both double bedrooms and the family bathroom, built-in airing cupboard housing hot water cylinder.

Open Plan Living Room

15'1" x 16'7" max (4.62m x 5.06m max)

Enter via wooden door, carpeted flooring, smooth walls, smooth ceiling, underfloor heating, UPVC double glazed French patio doors with windows either side to the balcony, open to the kitchen area. The balcony is an enclosed space overlooking Silurian Park.

Kitchen Area

7'6" x 9'9" max (2.31m x 2.99m max)

Open to the living room, the kitchen comprises of a range of base, eye level and drawers units with complementary square edge worktops, one and a half bowl stainless steel sink with draining board and mixer tap, built in electric oven, electric hob and overhead extractor fan, integral washing machine, slimline dishwasher and fridge/freezer, cushion flooring, smooth walls with tiled splash backs and smooth ceiling.

Bedroom One

8'9" x 13'3" max (2.68m x 4.04m max)

Enter via wooden door, carpeted flooring, smooth walls, smooth ceiling, underfloor heating, UPVC double glazed window to rear aspect.

Bedroom Two

9'9" x 10'0" max (2.99m x 3.07m max)

Enter via wooden door, carpeted flooring, smooth walls, smooth ceiling, underfloor heating, UPVC double glazed window to side aspect.

Family Bathroom

5'10" x 7'2" max (1.80m x 2.19m max)

Enter via wooden door, family bathroom comprising of a white three piece suite consisting of a low level water closet, pedestal wash basin and panelled bath with shower mixer attachment and glass shower screen, tiled effect cushion flooring, smooth walls with tiled splashbacks, smooth ceiling with extractor fan, wall mounted electric towel rail radiator.

Parking

Allocated parking for one car, accessed via secure automated gates.

Council Tax

Band E.

Please Note

The furniture in the photos may differ to the current contents.





Fourth Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(19-34) E		
(1-30) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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