



172 Cowbridge Road East,  
Canton, Cardiff  
CF11 9NE



Asking Price £159,950  
Flat - First Floor  
2 Bedrooms

**Tenure - Leasehold**

**Floor Area - 853.00 sq ft**

**Current EPC Rating - D65**

**Potential EPC Rating - C73**

Positioned on the first floor of a converted period building, this spacious two-bedroom apartment is ideally situated in the heart of vibrant Canton. Offering two generous double bedrooms, a large lounge/diner, separate kitchen, and a modern bathroom, the property also benefits from excellent built-in storage.

An ideal home for first-time buyers, professionals, or investors, this apartment enjoys a fantastic location just a short walk from the cafés, parks, and independent shops of both Canton and Pontcanna, with superb transport links to Cardiff city centre.

### ACCOMMODATION

#### ENTRANCE HALLWAY

Accessed via a communal hallway with stairs to the first floor. Neutral décor, and two large storage cupboards.

#### LOUNGE

4.32m x 3.49m (14'2" x 11'5")

A bright and spacious reception room with front aspect windows, ample space for dining table and sofas.

#### KITCHEN/DINER

3.63m x 2.50m (11'10" x 8'2")

Fitted with a range of wall and base units, integrated oven and hob, stainless steel sink, tiled splashbacks, and space for white goods. Rear aspect window.

#### BEDROOM ONE

4.13m x 3.49m (13'6" x 11'5")

A spacious double bedroom with carpeted floor and front aspect window. Neutral décor.

#### BEDROOM TWO

4.81m x 2.77m (15'9" x 9'1")

A further double bedroom with Velux window and carpeted floor. Ideal as a guest room or home office.

#### BATHROOM

2.70m x 2.09m (8'10" x 6'10")

Fitted with a modern white suite comprising panelled bath with

shower over, WC and pedestal wash hand basin. Tiled floor and part-tiled walls.

### TENURE

LEASEHOLD

LEASE TERM - 125 years from 15/08/2011 (111 years remaining - term ends 14/08/2136)

SERVICE CHARGE - TBC

GROUND RENT - Peppercorn

### COUNCIL TAX

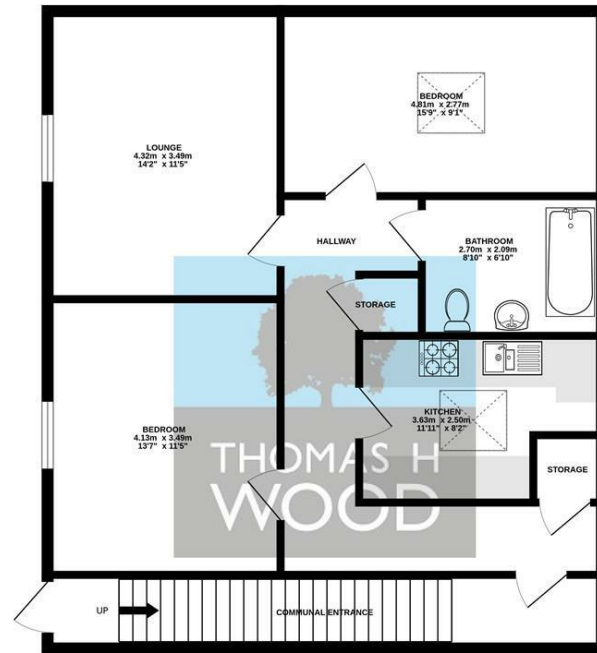
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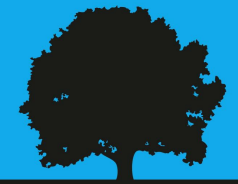
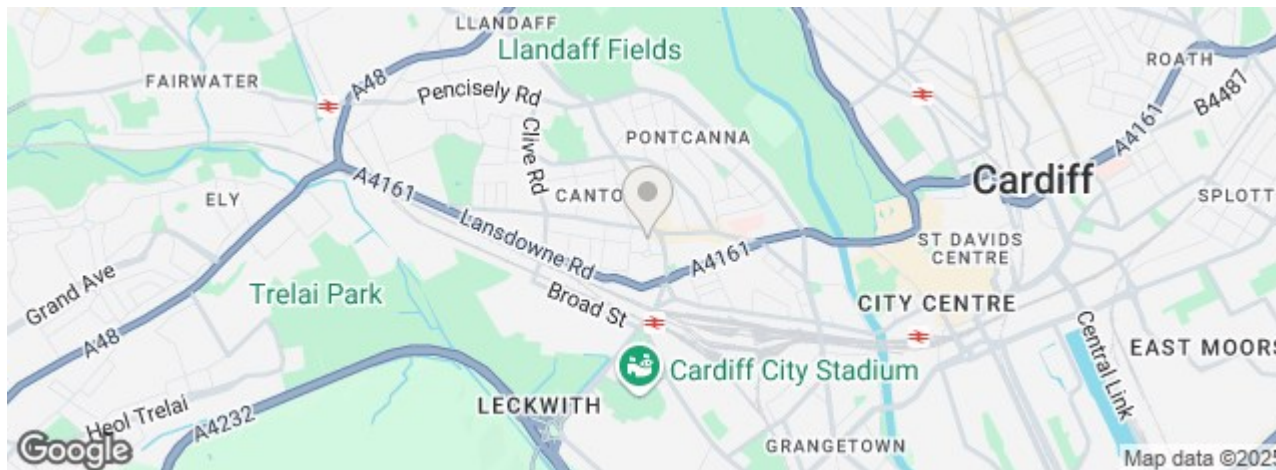




**GROUND FLOOR**  
79.3 sq.m. (853 sq.ft.) approx.



**FIRST FLOOR**  
**TOTAL FLOOR AREA: 79.3 sq.m. (853 sq.ft.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	