



Wellington House
Lewis Street



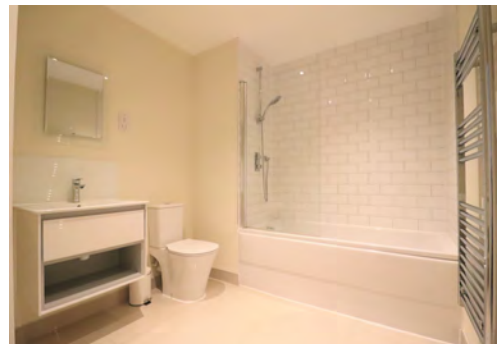
STEPHENS
& PARTNERS



**Wellington House
Lewis Street
CF11 6JY**

£130,000

**Spacious Bedroom
Modern Bathroom
Open plan Kitchen /
Living area.
Bi-Folding Doors
with Juliet Balcony
City Centre Views.
Vacant Possession**



Located just off Cowbridge Road East just minutes from the Cardiff city centre and enjoys the local eateries, bars and shopping areas of Pontcanna and Canton.

Entrance Hall

1.36mx5.78m

The property is accessed via a wooden front door, the entrance hall benefits from laminated wood effect flooring, painted walls and ceiling and spot lighting. The Hallway gives access to the utility cupboard, bathroom, bedroom and the living / kitchen beyond.

Utility Cupboard

0.78mx1.60m Houses the hot water tank, air ventilation unit and a washer dryer.

Bathroom

2.37mx3.12m Benefits from tiled flooring with underfloor heating, painted walls and ceiling with spot lighting, bath with mains shower over, and white brick effect metro tiled splashback, low flush WC, wall mounted vanity sink unit with storage, shaver point and a heated chrome towel rail.

Bedroom

3.39mx2.78m

Fitted with carpet, painted walls and a ceiling with a central pendant light fitting, ceiling mounted speaker, electric heating and fitted wardrobe cupboard.

Kitchen / Living Area

4.60mx4.11m Benefits from painted walls and spot lighting, mink grey colour fitted kitchen in gloss finish and a stone effect worktop, integrated extractor, integrated f

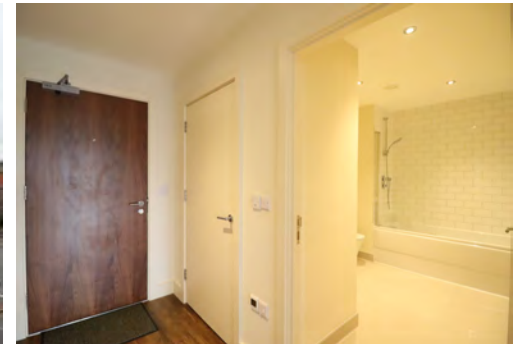
fridge freezer, integrated dishwasher, soft close drawers and a stainless steel sink with mixer tap. The room benefits from aluminium bifold doors and windows with elevated views of the city. There is an electric heater, media connection point, ceiling mounted speaker and a juliet style balcony.

Lease length and service charge details available on request.

The property is to be sold with vacant possession.

Council tax band C - £1,420.07 per annum

EPC Rating C



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.