

# Plas Gwynt,

30 Cathedral Road,  
Pontcanna,  
CF11 9LZ

Asking Price Of

**£270,000**



Estate Agents and  
Chartered Surveyors



Ground Floor Apartment



# Property Description

\*MODERN AND SPACIOUS, TWO DOUBLE BEDROOM APARTMENT IN THE HEART OF PONTCANNA\* MGY are delighted to bring to market this immaculately presented, two double bedroom, ground floor apartment located in the highly sought after area of Pontcanna. The property is situated within a short walk of Sophia Gardens, Cardiff City Centre and all of the amenities of Pontcanna. The property briefly comprises entrance hallway, open plan kitchen/living room, two double bedrooms - master en-suite, and shower room. The property further benefits from double glazing throughout, small private patio area, and has no onward chain. \*Viewing highly recommended\*

Tenure Leasehold

Council Tax Band F

Floor Area Approx 828 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from communal hallway. Wood flooring. Doors to all rooms and two storage cupboards - one housing washer/dryer and shelving. Power points.

## KITCHEN/LIVING ROOM

18' 4" x 14' 11" (5.61m x 4.55m)  
Bright open plan space. Wood flooring. Spotlights. Power points. TV aerial and telephone point. Wall mounted video door entry system. Double glazed French doors leading to outside patio area with additional double glazed window to side. Electric heater. Range of wall, base and drawer units to kitchen with stone worktops over incorporating electric hob with extractor above and electric oven beneath, and stainless steel sink with mixer tap over. Mirrored splashback. Integrated appliances such as dishwasher, wine cooler, and fridge. Under counter lighting.

## MASTER BEDROOM

14' 4" x 11' 6" (4.37m x 3.53m)  
Continuation of wood flooring from hallway. Pendant light fitting. Electric heater. Built in wardrobes. Power points. Skylight to ceiling. Door to en-suite bathroom.

## ENSUITE

8' 11" x 6' 10" (2.72m x 2.10m)  
Fully tiled walls and floor. Spotlights. Extractor fan. Large wall mounted mirror. Three piece suite comprising WC, vanity wash hand basin with storage beneath and mixer tap over, and panelled bath with mixer tap above.

## BEDROOM TWO

12' 3" x 11' 10" (3.74m x 3.62m)  
Wood flooring. Built in wardrobes. Power points. Pendant light fitting. Skylight to ceiling. Electric heater.

## SHOWER ROOM

Fully tiled walls and floor. Walk in shower cubicle with mains powered shower over. Wall mounted mirror. Wash hand basin with mixer tap over. Wall mounted WC. Extractor. Spotlights.

## OUTSIDE

Private patio area leading from living room.

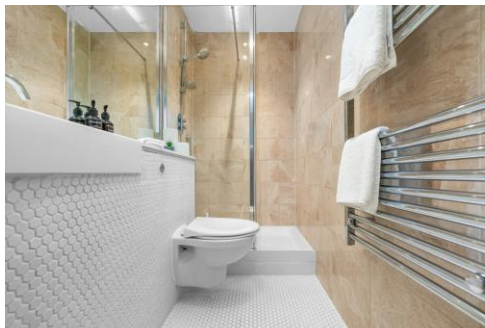
## TENURE

MGY are advised that the property is LEASEHOLD with a 125 year lease from 2007.

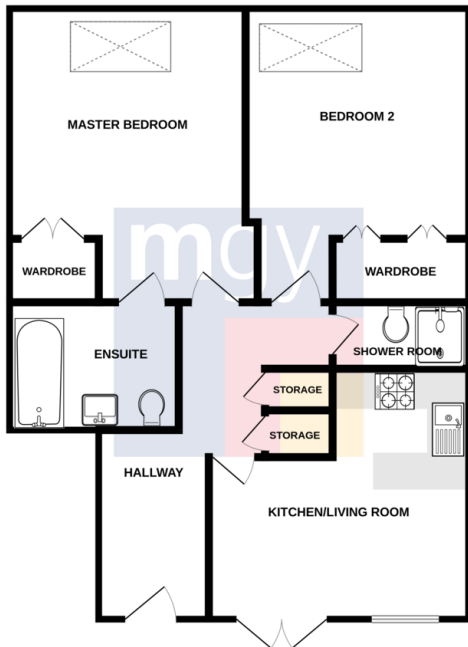
Service Charge - approx. £2500 per annum

Ground Rent - approx. £250 per annum

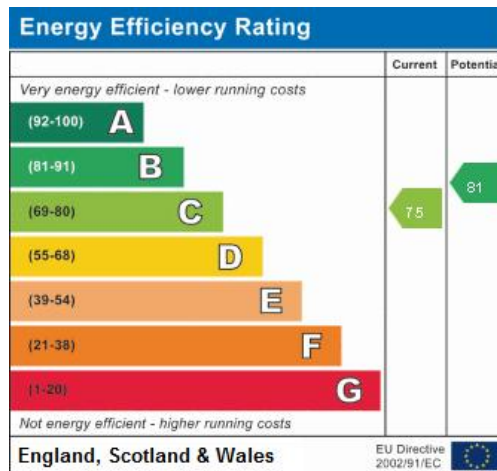
Plas Gwynt,  
30 Cathedral Road, Pontcanna, CF11 9LZ



# Plas Gwynt, 30 Cathedral Road, Pontcanna, CF11 9LZ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, wall-toe, rooms and any other items are approximate and the 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. Made with Hergo 0204.



**Pontcanna 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



**mgyc.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.