



CATHEDRAL ROAD
PONTCANNA
CARDIFF CF11 9JB

ASKING PRICE OF
£225,000



GROUND FLOOR DUPLEX APARTMENT



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****IMMACULATELY PRESENTED, ONE DOUBLE BEDROOM, GROUND FLOOR DUPLEX APARTMENT**** MGY are delighted to bring to market this bright and spacious one double bedroom, ground floor duplex 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 accommodation briefly comprises entrance porch, open plan lounge/kitchen. To the first floor there is one double bedroom and bathroom. The property further benefits from double glazing throughout, outside courtyard and is chain free.

ENTRANCE PORCH

Entered via front door leading from communal hallway. LVT flooring. Door to lounge/kitchen and understairs storage cupboard. Wall mounted video intercom. Spotlights.

LOUNGE/KITCHEN

15' 4" x 15' 3" (4.69m x 4.65m)
Open plan lounge and kitchen. LVT flooring with underfloor heating. Modern kitchen with a range of wall, base and drawer units with quartz worktops. Inset sink with mixer tap. Induction four ring hob with extractor over. Integrated washing machine, fridge freezer and Neff oven. Double glazed uPVC doors leading to private courtyard. Fixed shelving. Velux windows. Spotlights and pendant light.

FIRST FLOOR

Carpeted stairs leading to first floor, sash window to side with fitted roller blind.

BEDROOM ONE

20' 9" x 11' 7" (6.34m x 3.54m)
Excellent double bedroom to the first floor with bay sash window to rear with fitted roller blind. Carpeted flooring. Spotlights and pendant light.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 635 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

5' 5" x 11' 6" (1.67m x 3.51m)
Modern suite comprising panelled bath with mixer tap over, WC, Vanity wash hand basin with mixer tap over and storage beneath and tiled splashback. Vanity mirror. Shower cubicle with mains rainfall shower head and separate fixture. Tiled flooring and fully tiled walls. Heated towel rail. Obscure sash window to side aspect. Wall mounted cupboard housing combi ideal boiler. Spotlights. Extractor.

OUTSIDE

Private paved courtyard with stone wall borders, accessed from the lounge.

TENURE

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

Service Charge - approx. £1,800 per annum
Ground Rent - approx. £200 per annum



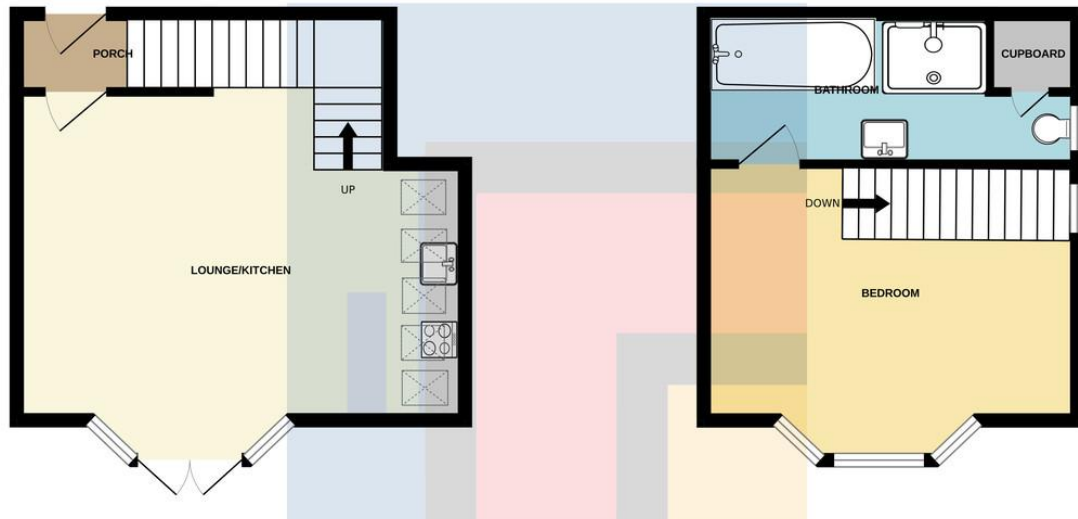
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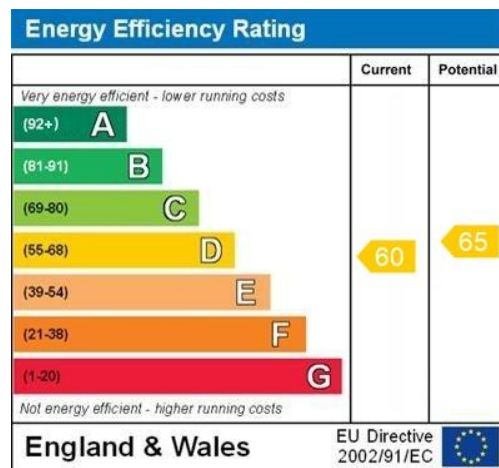
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GROUND FLOOR

1ST FLOOR



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