



**Cathedral Road, Cardiff CF11 9FH**

**welcome to**

**Cathedral Road, Cardiff**

This spacious contemporary two double bedroom first floor apartment with views of Sophia Walk. This lovely size property has a secure private hallway with lift access, an open plan lounge/kitchen area with French doors leading to a private balcony, an ensuite and family bathroom.



### **Communal Entrance**

A well maintained security communal area with lift access.

### **Private Hall Way**

Access to all rooms. Video entry. Tiled flooring.. Storage heater. Underfloor heating.

### **Bathroom**

Fitted with a stylish, modern suite comprising a paneled bath with a over head shower, close coupled w.c, wash hand basin, modern tiled splash area's, fitted mirror, Tiled flooring. Obscure PVCu window to the side. Underfloor heating.

### **Bedroom One**

15' 11" x 12' ( 4.85m x 3.66m )

A lovely sized room with PVC window to the front and side. Built in wardrobes. Carpeted.

### **Ensuite**

A modern, stylish suite with a shower cubicle, close coupled w.c, wash hand basin, tiled floor. Spot lights to the ceiling. Underfloor heating.

### **Bedroom Two**

PVC window to the front. Heater. Carpeted.

### **Living Room**

23' 5" x 15' ( 7.14m x 4.57m )

A lovely size room with plenty of windows and french doors that afford light into the apartment.

The lounge area has a feature brick wall, french doors that lead to the balcony that over looks Sophia gardens.

The kitchen has a modern range of wall and base units incorporating a stainless steel bowl and drainer, built in smeg oven with extractor over, built in microwave, integrated fridge/freezer, washing machine and dishwasher. Spot lights and built in speaker to the ceiling. Tiled flooring throughout.

### **Outside**

Allocated parking.



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welcome to

## Cathedral Road, Cardiff

- Excellent size two double bedroom apartment
- Ensuite to main bedroom & family bathroom
- Open plan lounge/kitchen with balcony
- Parking
- Desirable location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP106727 - 0023

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