







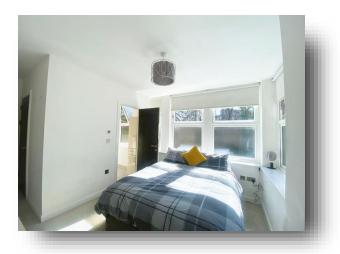


## welcome to

# **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.





## 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.

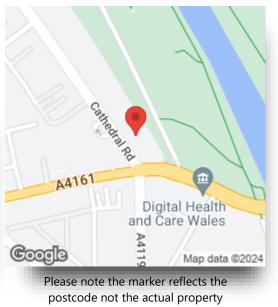
offers in excess of

£325,000









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Property Ref: CRP106727 - 0023 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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