



Park View Greyfriars Road, Cardiff CF10 3AL

welcome to

Park View Greyfriars Road, Cardiff

Excellent penthouse apartment in Cardiff City Centre with two brilliant terraces & panoramic city views. This stunning property offers superb modern living with a generous open plan living room/kitchen and underground parking. It is a short walk from all the local amenities and transport links.

Reception Hall

Double door into main hall, with sitting areas, concierge desk access to lift.

Top Floor Foyer

Path leading to apartments with dual aspect over Cardiff, view down into the Japanese garden.

Hall Way

10' 8" x 19' 2" (3.25m x 5.84m)

Maple flooring, good size storage cupboard, utility & airing cupboard, door to most rooms, arch into main living room and diner .

Cloakroom

4' 10" x 6' 3" (1.47m x 1.91m)

Wash hand basin, wc, marble shelve with fitted mirror, double glazed upper window, extractor fan, ceramic flooring, heated towel rail.

Main Living Room & Diner

27' 1" Max x 20' 5" Max (8.26m Max x 6.22m Max)

Maple flooring, double glazed French door into south facing terrace to front over looking Cardiff city centre partial view of Cardiff Castle and the Bristol channel, double glazed window to front, feature fire place, ntl connection, TV and telephone point, two radiators.

Kitchen

12' 11" x 10' 4" (3.94m x 3.15m)

LVT flooring centre island with breakfast bar and drawers, fitted wall and base units, under lighting, quartz work top, integral fridge & freezer, microwave, dishwasher, induction hob with extractor hood, two larder pull cupboard, one and an half sink and drainer, double glazed window to rear.

Inner Hall

10' 11" x 6' 3" (3.33m x 1.91m)

Double door into main bedroom suite , inset light, door to dressing room/guest room.

Guest Room

Space for dressing or additional room/office, radiator.

Main Bedroom

17' 7" Max x 13' 3" Max (5.36m Max x 4.04m Max)

Patio door into a south facing terrace overlooking Cardiff city centre and partial views of the Bristol channel and Cardiff Castle, inset light, radiator, door to ensuite .

Ensuite

9' 7" x 7' 5" (2.92m x 2.26m)

Spa bath, double shower cubicle, wash hand basin, wc, heated towel rail, partially tiled, mirrored wall, inset light, extractor fan, high level double glazed window

Bedroom Two

13' 10" x 18' 8" (4.22m x 5.69m)

Double glazed window to front, inset light, radiator. door to ensuite.

Ensuite

9' x 6' 2" (2.74m x 1.88m)

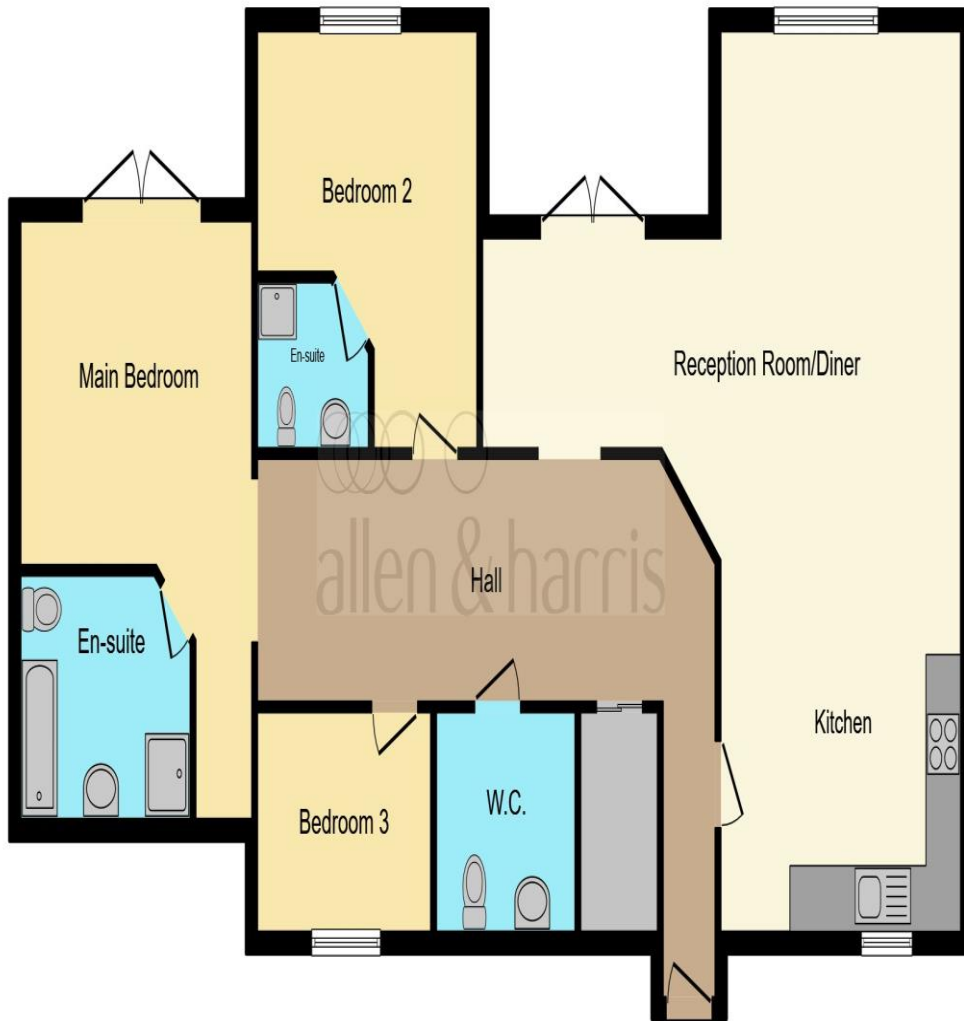
Double shower cubicle, wash hand basin, wc, marble shelving with mirror, inset light extractor fan, ceramic flooring.

Outside

Landscaped Japanese garden with sitting areas, basement with allocated generous parking space.

Additional Useful Informations

The access to the pool, gym and spa is available subject to a reduced rate as a resident!



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Park View Greyfriars Road,
Cardiff

- Outstanding top floor apartment
- Superb open plan living room & kitchen with terrace
- Two double bedrooms
- Modern fitted kitchen with integral appliances
- Allocated parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£550,000



check out more properties at allenandharris.co.uk



Property Ref:
CRP106834 - 0041

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk