



**Golate Street, Cardiff CF10 1EU**

**welcome to**

**Golate Street, Cardiff**

This fantastic two bedroom apartment situated in Cardiff City Centre within walking distance to the wide range of amenities & transport links on offer. Offering great views and the property would be a great first home or ideal investment purchase and it is coming onto the market with no chain.



## **Communal Entrance**

Stairs and lift access to all floors

## **Entrance Hallway**

Wall mounted electric heater, ceiling mounted spot lighting, intercom and airing cupboard housing hot water cylinder.

## **Open Plan Living Room/kitchen**

18' 10" x 13' 6" ( 5.74m x 4.11m )

Carpet to sitting area and tiled flooring to kitchen area, double glazed window to front with views overlooking the Principality Stadium, 2 x double glazed windows to rear, 2 x wall mounted electric heaters, attractive kitchen suite comprising a range of base units with matching wall cupboards, sink and drainer, electric hob and oven, extractor hood, integrated appliances to include fridge/ freezer, dishwasher, washer/dryer and splash back tiles.

## **Bedroom One**

11' 8" x 9' 7" ( 3.56m x 2.92m )

Fitted carpet, wall mounted wall heater, fitted double wardrobes and double glazed window to rear.

## **En Suite / Shower Room**

Tiled flooring, glass panelled shower cubicle, wash hand basin and WC, heated towel rail, extractor fan and partially tiled walls.

## **Bedroom Two**

10' 2" x 7' 11" ( 3.10m x 2.41m )

Fitted carpet, wall mounted electric heater and double glazed window to rear overlooking the Principality Stadium.

## **Family Bathroom**

Tiled flooring, panelled bathtub, vanity wash hand basin and WC both integrated into shelf unit, vanity mirror, heated towel rail and partially tiled walls.



***view this property online*** [allenandharris.co.uk/Property/CRP107115](http://allenandharris.co.uk/Property/CRP107115)



welcome to

## Golate Street, Cardiff

- Fantastic sixth floor apartment
- Open plan living/dining room
- Two double bedrooms
- No chain!
- Great location in Cardiff City Centre

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2005. 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

**£165,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CRP107115](https://allenandharris.co.uk/Property/CRP107115)



Property Ref:  
CRP107115 - 0031

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](mailto:Pontcanna@allenandharris.co.uk)



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



[allenandharris.co.uk](https://allenandharris.co.uk)