



**Golate Street, Cardiff CF10 1EU**

**welcome to**

**Golate Street, Cardiff**

This fantastic two bedroom apartment situated in Cardiff City Centre offering great views, is within walking distance to the wide range of amenities & transport links on offer. This property would be an ideal investment purchase or great first home 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.



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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

Council Tax Band: D Service Charge: 2615.74

Ground Rent: 200.00

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

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Property Ref:  
CRP107115 - 0035

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