



Golate Street ,Cardiff CF10 1EU

welcome to

Golate Street, Cardiff

Fantastic two bedroom apartment situated in Cardiff City Centre, within walking distance to the wide range of amenities and transport links on offer. Great views of Cardiff and the property would be a great first home, or ideal investment purchase.



Kitchen / Living/ Dining Room

Irregular Shaped Room 19' x 13' 8" (5.79m x 4.17m)
Laminate and tile flooring, two double glazed windows to side, spot lights, splash back tiles to kitchen, integral oven, hob, fridge freezer and dishwasher.

Hallway

Laminate flooring, electric heater, doors to all rooms and storage cupboard.

Bedroom One

Irregular Shaped Room 12' 3" x 9' (3.73m x 2.74m)
Double glazed window to side, built in wardrobe, electric heater and door to ensuite.

En Suite

Irregular Shaped Room 8' 3" x 5' 8" (2.51m x 1.76m)
Tiled flooring, WC, wash hand basin, splash back tiles, extractor fan and shower cubicle with overhead shower and mixer tap.

Bedroom Two

Irregular Shaped Room 10' 2" x 8' 1" (3.10m x 2.46m)
Double glazed window to side and electric heater

Bathroom

Irregular Shaped Room 7' 10" x 6' 8" (2.39m x 2.03m)
Fully tiled bathroom, WC, wash hand basin, mirror with built in light, heated towel rail, extractor fan and bathtub with overhead shower and mixer tap.

Storage Cupboard

Accessed from hallway.



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Golate Street, Cardiff

- Fantastic third floor apartment
- Open plan living/dining room
- Two double bedrooms
- Great location in Cardiff City Centre
- Good transport links

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 100 years from 03 Mar 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107079 - 0013

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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