



**Golate Street, Cardiff CF10 1EU**

**welcome to**

**Golate Street, Cardiff**

This fantastic two bedroom apartment situated in Cardiff City Centre, is 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 - 0015

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