



**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, such as bars and cafes with excellent transport links. Great views of Cardiff & the property would be ideal as a first home, or a great investment purchase!





### **Kitchen / Living/ Dining Room**

Irregular Shaped Room 19' x 13' 8" ( 5.79m x 4.17m)

### **Hallway**

### **Bedroom One**

Irregular Shaped Room 12' 3" x 9' ( 3.73m x 2.74m)

### **En Suite**

Irregular Shaped Room 8' 3" x 58' ( 2.51m x 17.68m)

### **Bedroom Two**

Irregular Shaped Room 10' 2" x 8' 1" ( 3.10m x 2.46m)

### **Bathroom**

Irregular Shaped Room 7' 10" x 6' 8" ( 2.39m x 2.03m)

### **Storage Cupboard**

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

## 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.

**£165,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CRP107079](https://allenandharris.co.uk/Property/CRP107079)



Property Ref:  
CRP107079 - 0028

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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