



**Branksome House Westgate Street, Cardiff CF10 1DF**

**welcome to**

**Branksome House Westgate Street, Cardiff**

Stunning two bed apartment with a mix of modern and contemporary style, with lovely views from own private balcony. Located in the heart of Cardiff City Centre, it benefits from all local amenities and is a short walk from all public transports links. Perfect for a buyer, wanting a City Lifestyle.



### **Entrance Hall**

18' 6" x 6' 7" max ( 5.64m x 2.01m max )

Original parquet flooring, storage cupboard, intercom, Internet point, access to all rooms, modern electric radiator.

### **Lounge**

15' 5" max x 11' 5" ( 4.70m max x 3.48m )

Original parquet flooring, double aspect windows, secondary glazing, TV and Internet point, two modern electric radiators, doors to balcony, views of Cardiff Arms Park.

### **Kitchen**

12' 1" max x 6' 8" ( 3.68m max x 2.03m )

Fully fitted modern kitchen, built in dish washer, sink, sash windows, partially tiled walls, breakfast bar, wood effect counter tops.

### **Bedroom One**

11' 6" max x 12' 1" ( 3.51m max x 3.68m )

Original parquet flooring, access to balcony, large fitted wardrobe, modern electric radiator, Internet point, views of Cardiff Arms Park, original sash windows with secondary glazing.

### **Bedroom Two**

11' 6" max x 9' 6" ( 3.51m max x 2.90m )

Double aspect sash window with secondary glazing, original parquet flooring, TV point and modern electric radiator.

### **Cloakroom**

Toilet and wash basin, tiled flooring and partially tiled wall.

### **Bathroom**

6' 3" x 6' 8" ( 1.91m x 2.03m )

Separate bath and walk in shower, wash basin, heated towel rail, tiled flooring and partially tiled wall.



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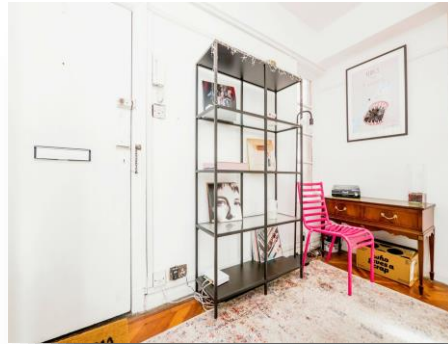
## Branksome House Westgate Street, Cardiff

- Views of Cardiff Arms Park
- Central location, with balcony
- Two double bedrooms
- Modern fitted kitchen & breakfast
- Spacious living room with dual aspect

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £219,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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