







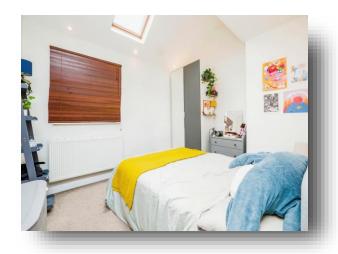


## welcome to

# **Cathedral Road, Cardiff**

A two bedroom ground floor apartment in Pontcanna, on the prestigious Cathedral Road with a allocated parking spot. This excellent property is located within a short walk to the local shops and a short walk to the city centre. It also benefits from a private garden to the rear of the property.













#### **Entrance Hall**

 $7^{\circ}$  6" max x 5' 9" ( 2.29m max x 1.75m ) Intercom, wood effect flooring, access to bedroom, bathroom and living area.

## Lounge

18' 7" max x 10' 7" (5.66m max x 3.23m)
Access to kitchen and main bedroom, TV point, carpeted throughout, bay door to garden terrace, double glazed windows.

#### **Kitchen**

7' 2" x 9' 3" max ( 2.18m x 2.82m max ) U shaped counter, integrated oven, microwave, dishwasher, sink and drying rack.

### **Bedroom One**

12' 3" max x 9' 1" ( 3.73m max x 2.77m ) Vaulted ceiling with skylight window, access to en suite, gas radiator and carpeted.

#### **En Suite**

Wash hand basin, shower, tiled throughout, WC

#### **Bedroom Two**

8' 7" x 13' 9" max ( 2.62m x 4.19m max ) Vaulted ceiling with skylight window, gas radiator, TV point and very spacious.

#### Bathroom

7' 4" max x 4' 7" ( 2.24m max x 1.40m ) Tiled throughout, bath with shower feature, heated towel rail, WC and sink.





# **Cathedral Road, Cardiff**

- Ground Floor Apartment
- Parking at the heart of Cathedral Road
- No onward Chain
- Easy access to Cardiff City centre and all local parks
- 2 Double bedrooms

## Tenure: Leasehold EPC Rating: D

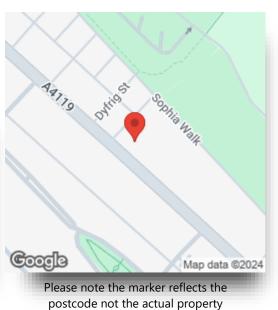
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £285,000









view this property online allenandharris.co.uk/Property/CRP107417



Property Ref: CRP107417 - 0016 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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF, South Glamorgan, CF11 9PN



allenandharris.co.uk