







## welcome to

# **Cathedral Road, Cardiff**

This well-presented two bedroom apartment is situated in an attractive period building on Cathedral Road, in the highly desirable Pontcanna area, it is close to many local amenities & within walking distance to the City Centre. The property also benefits from an allocated parking space to the rear.













#### **Entrance Hall**

Access to property via private front door with stairs to first floor

## Kitchen / Lounge Diner

18' 1" max x 14' 8" max ( 5.51m max x 4.47m max )
Double glazed window to front, double glazed window to side, vaulted ceiling with skylight, laminated flooring, inset lights, television point, telephone point, intercom system and access to rear inner hall leading to both of the bedrooms and the main bathroom.

Modern fitted kitchen with fitted wall and base units, new oven, electric hob, extractor hood, integral fridge/freezer, dishwasher, washing machine and sink and drainer.

#### **Bedroom One**

13' 4" max x 11' 3" max ( 4.06m max x 3.43m max ) Double glazed bay window to side, telephone point, television point and door to ensuite.

#### **En Suite**

8' 8" x 5' 8" ( 2.64m x 1.73m )

Panelled bathtub with mixer tap and overhead shower, WC, wash hand basin, mirrored wall, extractor fan, ceramic tile flooring, partially tiled wall and inset lights.

#### **Bedroom Two**

Double glazed window to side, television point and telephone point.

#### **Bathroom**

Irregular Shaped Room 12' 1" x 6' 6" ( 3.68m x 1.98m) Panelled bathtub with mixer tap and overhead shower, WC, wash hand basin, mirrored wall, extractor fan, ceramic tile flooring, partially tiled wall, inset lights and door to airing cupboard with storage.





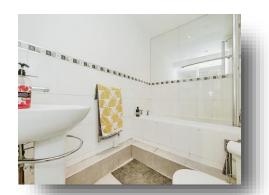
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# **Cathedral Road, Cardiff**

- Close to local amenities
- Secure allocated parking with gated entrance
- Share of freehold, sitting tenant
- Open plan kitchen/living room & diner
- Fantastic location in Pontcanna

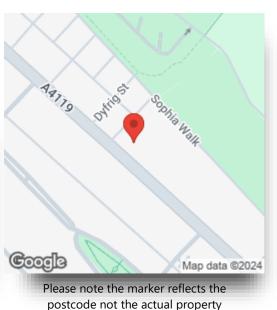
Tenure: Freehold EPC Rating: C

£290,000









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Property Ref: CRP107483 - 0018 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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