



**Cathedral Road, Cardiff CF11 9LP**

**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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welcome to

## 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107483 - 0018

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