



Dunraven House Westgate Street, Cardiff CF10 1DL

welcome to

Dunraven House Westgate Street, Cardiff

An excellent first floor one bedroom apartment, situated in this attractive listed building in Cardiff City. Just a short walk to the wide range of shops, bars, restaurants & other amenities. This brilliant apartment is on the market with no chain & has recently been very well refurbished.



Communal Entrance Hall

Entered via intercom, Access to lift, stairs and rear outside foyer with bike rack.

Fitted Itchen

11' 7" x 9' 8" (3.53m x 2.95m)

Wall and base unit, island and granite work top, pull out larder, integrated washing machine, oven, microwave, fridge and freezer, ceramic tiled flooring, shelving, radiator, inset light, meter cupboard, carpeted, arch to living room, door to back, glass door to backroom, coved ceiling with rose, obscured sash window to side, sink and drain with granite work surface, induction hob and extractor hood.

Lounge

13' 3" x 9' 8" (4.04m x 2.95m)

Sash window to front, with double glazed patio doors, featured fire place and marble surrounding and hearth, build in cabernet, TV point, carpet, radiator and steel wings.

Bedroom One

12' 7" x 8' 6" (3.84m x 2.59m)

Original Sash windows to front with Everest double glazed patio doors, fitted wardrobe, radiator and coved ceilings.

Bathroom

Bath tub and central tap, steel wings, glass panel, rainfall shower head, wash hand basin with vanity cabinet, heated towel rail, fully tiled, fan, obscured double glazed window to side, mirror cabinet and two long vanity units.



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welcome to

Awaiting Photograph

Dunraven House Westgate Street, Cardiff

- Beautiful first floor one bedroom apartment
- Superbly fitted kitchen with integral appliances, granite work top & island
- Good size living room & bedroom
- Attractive & high standard bathroom with vanity unit
- City centre, NO CHAIN!

Tenure: Leasehold EPC Rating: D

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.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP105827 - 0009

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



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