







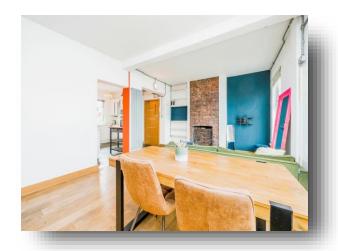


welcome to

Kenilworth House Westgate Street, Cardiff

This 1-bedroom beauty seamlessly combines a modern touch with a traditional vibe. You'll be captivated by its sleek design, cozy bedroom, stylish living area, fully equipped kitchen, and modern bathroom. It's the ultimate fusion of contemporary and timeless charm. Book now to view!!













Lounge/Dining Area

21' 10" max x 13' 4" (6.65m max x 4.06m) Wood flooring, two large double glazed windows with vies of Westgate Street, exposed brick wall, three gas radiators and vaulted ceiling.

Kitchen

11' 4" max x 10' 3" (3.45m max x 3.12m) Induction oven, granite work tops, integrated microwave, fridge freezer, two double glazed windows, tile flooring, sink, dishwasher and wine cooler. Immaculate views of Cardiff Arms Park.

Bedroom One

9' 10" max x 11' 9" (3.00m max x 3.58m) Stunning views of Cardiff Arms Park. Built in wardrobe, tinted double glazed windows, access to en suite, gas radiator and wood flooring.

Shower Room

11' $\max x$ 3' 7" (3.35m $\max x$ 1.09m) Granite tiles, under floor heating, heated towel rail, vanity unit, walk in rainfall shower and Villeroy and Boch sink.





Kenilworth House Westgate Street, Cardiff

- Modernised 1 bedroom apartment
- Heart of the City Centre
- Excellent Transport links
- Traditional 1920s building
- Lift access

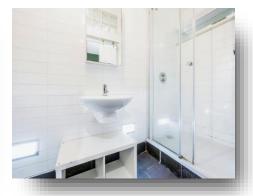
Tenure: Leasehold EPC Rating: D

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.

£175,000









view this property online allenandharris.co.uk/Property/CRP107451



Property Ref: CRP107451 - 0007 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