





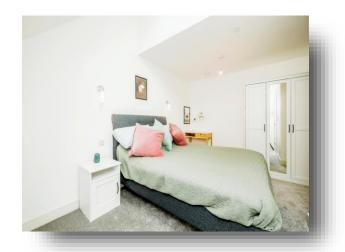
Cathedral Road, Cardiff CF11 9UQ



welcome to

Cathedral Road, Cardiff

This is Sophia Mews. Modern and stylish apartments located on the main street in Pontcanna, blending into the architecture around it, the developers have used sympathetic materials such as natural stone cladding to compliment the local buildings in this well established location.













Entrance Hall

Wood effect flooring, radiator, utility cupboard and an airing cupboard with work top.

Hallway

Intercom and access to all rooms.

Open Plan Kitchen/Lounge

28' 2" max x 13' max (8.59m max x 3.96m max)
Fitted kitchen with wall and base unit, integral fridge / freezer, dishwasher, electric oven and hob with extractor hood, stone effect work top, splash back and breakfast bar, door to spacious room, two air filter systems, two electrical radiators, inset lights, two double glazed window to front and double doors to enclosed terrace.

Bedroom One

15' 2" max x 11' max (4.62m max x 3.35m max) Two double glazed windows to front, wall lights and door to en suite.

En Suite

Double shower cubical with mixer tap and shower head, partially tiled, heated towel rail, WC, wash hand basin.

En Suite - Bedroom Two

7' 2" max x 4' 9" max (2.18m max x 1.45m max) Double shower cubical with mixer tap and shower head, partially tiled, heated towel rail, WC, wash hand basin.

Bedroom Two

14' 3" max x 13' 2" max (4.34m max x 4.01m max) Door to en suite, two sky lights and wall lights.

Bathroom

6' 6" max \times 8' max (1.98m max \times 2.44m max) Paneled bath, wall mounted mirrored cupboard, sky light, WC, wash hand basin, heated towel rail, mostly tiled.





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- Enclosed private garden
- Two bedrooms, each with En Suite
- Allocated parking
- Fully fitted kitchen
- Local outdoor green spaces

Tenure: Leasehold EPC Rating: Exempt

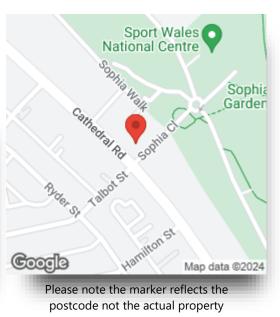
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£400,000









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Property Ref: CRP107537 - 0002 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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