



**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 x 8' max ( 1.98m max x 2.44m max )

Paneled bath, wall mounted mirrored cupboard, sky light, WC, wash hand basin, heated towel rail, mostly tiled.



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## Cathedral Road, Cardiff

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107537 - 0002

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allen & harris



**029 2022 5700**



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



[allenandharris.co.uk](https://allenandharris.co.uk)