



Cathedral Road, Cardiff CF11 9UQ

welcome to

Cathedral Road, Cardiff

This is Sophia Mews. Modern and stylish Townhouses 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 Porch

14' 6" max x 6' 3" max (4.42m max x 1.91m max)
Electric radiator, stone effect flooring and stairs to first floor.

Landing

Intercom, doors to; airing cupboard, bathroom, kitchen, bedroom two and open plan living area.

Open Plan Kitchen/Lounge

23' 1" max x 16' 4" max (7.04m max x 4.98m max)
Fitted kitchen with wall and base unit, integral fridge / freezer, dishwasher, washer / dryer, electric oven and hob with extractor hood, quartz work top, splash back and breakfast bar, door to spacious room, two air filter systems, two electrical radiators, inset lights, double glazed window to front and double doors to balcony.

Utility Cupboard

Accessed via kitchen/lounge, spacious storage area.

Second Floor Landing

Sky light and storage cupboard with air filter system, doors to bedroom three and main bedroom.

Bedroom One

12' 9" max x 11' 2" max (3.89m max x 3.40m max)
Door to balcony with views of Cathedral Road, double glazed window to front, door to en suite, radiator and TV & electrical point.

En Suite

Double shower cubical, wash hand basin, WC, heated towel rail, wall mounted cupboard, partially tiled and vinyl cushioned flooring.

Bedroom Two

12' 8" max x 11' 4" max (3.86m max x 3.45m max)
Two sky lights, TV & electrical point, two wall lights, radiator and air filter system.

Bedroom Three

10' 2" max x 9' 2" max (3.10m max x 2.79m max)
Sky light, radiator, inset light and air filter system.

Bathroom

7' 9" max x 6' 5" max (2.36m max x 1.96m max)
Paneled bath with mixer tap, shower head, WC, Wall mounted mirrored cupboard, heated towel rail, wash hand basin, mostly tiled and cushion vinyl flooring.



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Cathedral Road, Cardiff

- Three spacious bedrooms
- En suite in master bedroom
- Allocated Parking
- Balcony with views of Cathedral Road
- Fully fitted kitchen

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.

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107531 - 0005

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