

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, quarts 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.





welcome to

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





view this property online allenandharris.co.uk/Property/CRP107531



Property Ref:

CRP107531 - 0005

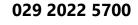
would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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.

allen & harris





Coogle



Pontcanna@allenandharris.co.uk

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

Sport Wales National Centre

5

Please note the marker reflects the

postcode not the actual property

Sophi Garder

Map data ©2024

Sophia

Cathedral Rd



allenandharris.co.uk