

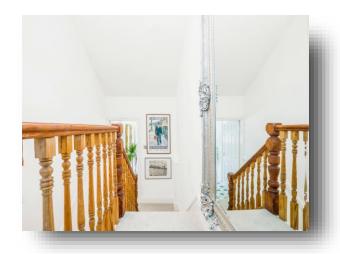


# welcome to

# **Cathedral Road, Cardiff**

Rare opportunity to live on the highly desirable street, Cathedral Road, in Pontcanna. This one bedroom apartment offers convenient & stylish living for working professionals, it is a short walk away from Cardiff City & benefits from all it has to offer, including Pontcanna's cafe's & restaurants.

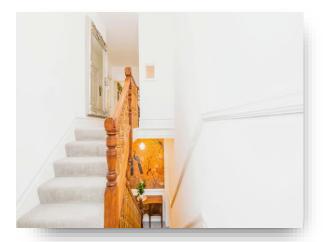












#### **Entrance Porch**

Communal hall, stairs to upper level, door to hall, banisters rail and spindles, stairs rising to upper landing.

## **Entrance Hall**

Stairs to upper hall leading to split level landing, storage cupboard and access to loft.

## Lounge

14' 5" max x 14' 6" ( 4.39m max x 4.42m )
Double glazed window to rear & to Juliet balcony, TV
point, feature fire place and surround, shelves,
radiator and coved ceiling.

#### Kitchen

11' 2" max x 8' (3.40m max x 2.44m)
Fitted with a wall & base unit, sink & drainer, gas hob & over, extractor hood, tiled splash back, space for fridge/freezer, Sash windows to front, radiator and space for breakfast bar.

#### **Bedroom One**

14' 3" max x 11' 3" ( 4.34m max x 3.43m ) Two Sash windows to front, feature fire place, coved ceiling, shelves and radiator.

### **Bathroom**

11' 7" max x 5' 7" ( 3.53m max x 1.70m )

Free standing bath with mixer tap and shower head, feature wall, cushion flooring, WC, radiator, feature built in wash hand basin and mirror, obscure double glazed window to side, door to dressing room/utility.

### **Dressing / Utility Room**

6' 3" x 5' 6" ( 1.91m x 1.68m )

Double glazed window to side, radiator, plumbing for washing machine and wall mounted unit.

### **Front Garden**

Communal front garden with mature shrubs and path to front door.

## **Rear Garden**

Gated enclosed rear garden with ample parking.





## welcome to

# **Cathedral Road, Cardiff**

- · Beautiful split level apartment
- Doorstep to Pontcanna High Street
- Gated secure parking
- Sash windows over looking Cathedral Road
- SHARED FREEHOLD

### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000









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Property Ref: CRP107558 - 0005 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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