





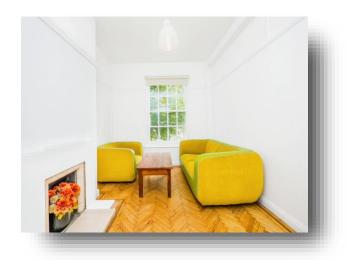


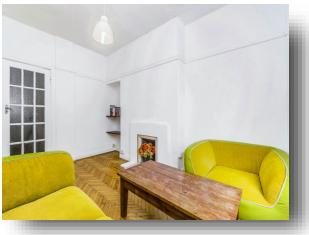


welcome to

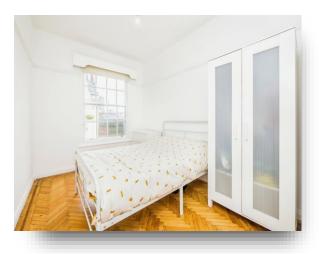
Dunraven House Westgate Street, Cardiff

This dwelling is right in the Centre of Cardiff City, benefiting from all local amenities such as, restaurants, shops, cafe's & bar's. Boasting excellent views of the City, with access to exceptional transport links. This property is perfect for living a City lifestyle or working professional.

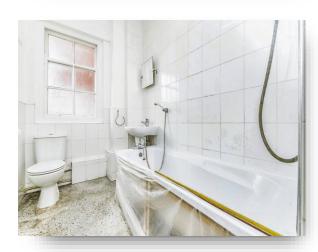












Communal Hall

Entered via intercom, access to lift, stairs and rear outside foyer with bike rack.

Kitchen / Diner

12' 3" x 15' 8" max (3.73m x 4.78m max)

Wood block flooring, wooden Sash window to side, kitchen fitted with wall & base unit, oak work top, integral oven and electric hobs, extractor hood, slate flooring, plumbing for washing machine, Belfast sink and featured mirrored wall. Ample storage in overhead cupboards and a built in closet

Lounge

12' 8" x 9' 6" (3.86m x 2.90m)

Feature fire place with surround, Sash window to front onto Westgate Street, TV point, wood block flooring and picture rail.

Bedroom One

12' 9" x 8' 6" (3.89m x 2.59m)
Sash window to front onto Westgate Street and wood block flooring.

Bathroom

5' 4" x 8' 4" (1.63m x 2.54m)

Terrazzo flooring, paneled bath with mixer tap, wash hand basin, WC, electric shower and heater, partially tiled and obscured Sash window to rear.

Outside Communal Foyer

Rear foyer with bike rack and communal terrace with views over Cardiff Arms Park.





welcome to

Dunraven House Westgate Street, Cardiff

- Spacious One Bedroom Apartment
- Wood Block Flooring & Sash Windows
- Views Of Westgate Street
- Water rates, hot and cold being included in the service charge
- Ample Transport Links To Cardiff And Beyond

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£137,500









postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107541



Property Ref: CRP107541 - 0011 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.





029 2022 5700



Pontcanna@allenandharris.co.uk



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



allenandharris.co.uk

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