

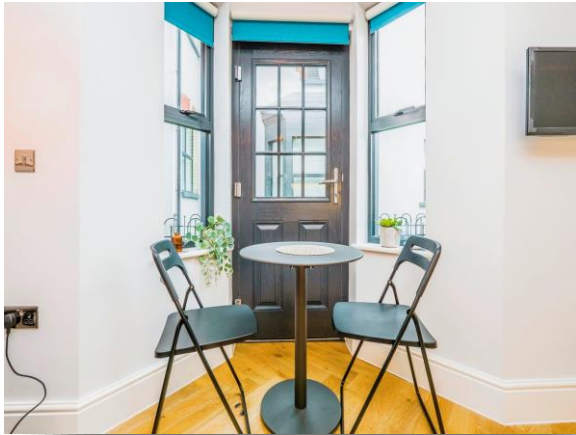


Kestral Mews Cathedral Road, Cardiff CF11 9LS

welcome to

Kestral Mews Cathedral Road, Cardiff

Located just a stone's throw away from all the bars, restaurants and other amenities that Pontcanna has to offer but also only being a short walk into Cardiff City Centre, this maisonette is perfect for anyone wanting to ease into a City lifestyle or working professionals!



Entrance Hall

3' 9" max x 4' 4" max (1.14m max x 1.32m max)
Parquet flooring, access to Shower room and Lounge/Kitchen.

Lounge / Kitchen

12' 1" max x 14' 7" max (3.68m max x 4.45m max)
Open Plan Kitchen/Lounge, parquet flooring, wall & base units, integral fridge/freezer, Hotpoint dishwasher, washer & drier, electric oven & hob, recess sink, marble work tops, spotlights, electric & TV points, integrated surround sound system, electric radiator, access to large storage space (1.5 x 1m), two double glazed windows with separate door to private front garden.

Landing

Access to Storage cupboard and carpet stairs to Bedroom.

Lower Floor Bedroom

13' 5" max x 11' 7" max (4.09m max x 3.53m max)
Electric radiator, fully carpeted, modern strip lights on wall & ceiling, two additional recess areas, air filtration system, Internet & electric & TV Points.

Shower Room

2' 9" max x 8' 1" max (0.84m max x 2.46m max)
Sink with vanity unit & base cupboard, spotlights, WC, shower, heated towel rail and fully tiled floor and walls.

Front Garden

Accessed via Front Door and Separate Front Door in Lounge/Kitchen, private front garden, raised bed for shrubs and partially tiled & astroturf.



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welcome to

Kestral Mews Cathedral Road, Cardiff

- Spacious One Bedroom Maisonette
- Open Plan Lounge/Kitchen
- Private Front Garden
- Modern Kitchen with Integral Oven & Dishwasher
- Excellent Transport Links

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107622 - 0013

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.

 allen & harris



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