

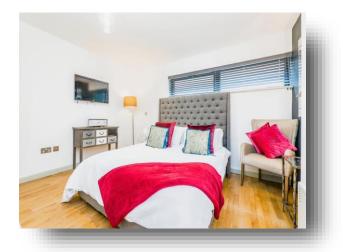




welcome to

Gwynt Mews Cathedral Road, Cardiff

Located just a a short walk away from both Pontcanna High Street & Cardiff City Centre, benefiting from all the amenities they have to offer, for instance ample shops, cafe's, bars, eateries & excellent transport links. Viewing comes highly recommended to appreciate the spec of the property.













Communal Entrance

Entered via glass security door, lift access and stairs up to first floor.

Private Hallway

A square hallway that opens up into a long hallway that leads to all rooms, wood flooring, airing cupboard and utility area.

Open Plan Lounge/Kitchen

17' 8" max x 15' 4" max (5.38m max x 4.67m max)
A beautiful lounge with French doors to the Juliet balcony, wood flooring, spotlights to the ceiling, window to the front aspect, opening to the modern kitchen which has a range of wall and base units, bowl and drainer, built in oven and hob with extractor over, integrated fridge, freezer and dishwasher.

Bedroom One

12' 6" x 11' 4" (3.81m x 3.45m) Window to the rear, built in wardrobes, wood flooring, door to en suite.

Ensuite

Fitted with modern suite, comprising of tiled bath, wash hand basin. WC, tiled floor and walls, spotlights to the ceiling, heated towel rail.

Bedroom Two

11' 1" max x 12' 3" max (3.38m max x 3.73m max)
A large, tall window to rear, wood flooring and built in wardrobes.

Bathroom

A modern suite comprising of a double shower, close coupled WC, wash hand basin, tiled floor and wall and heated towel rail.

Outside

Forecourt to the building and secure bike storage.





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Gwynt Mews Cathedral Road, Cardiff

- Sold as Vacant Possession, NO CHAIN!
- Two Double Bedrooms and Two bathrooms one of which is en-suite
- Open Plan Living
- 1st Floor Apartment
- Lift Access

Tenure: Leasehold EPC Rating: C

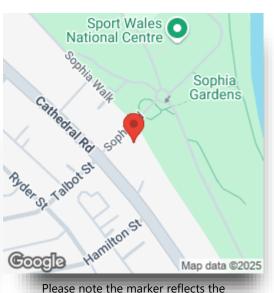
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000









postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107655



Property Ref: CRP107655 - 0016 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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