



**Cathedral Road, Cardiff CF11 9HE**



## welcome to Cathedral Road, Cardiff

- Two Spacious Bedrooms
- Resident Parking To Rear
- Centre of Pontcanna
- Excellent Transport Links
- Short Walk to Pontcanna High Street & Cardiff City Centre

Tenure: Leasehold EPC Rating: C  
Council Tax Band: C Service Charge: 900.00  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 900 years from 24 Jul 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over  
**£205,000**

Situated in the heart of Pontcanna, this two bedroom apartment is conveniently located as it is a short walk from both Pontcanna High Street and Cardiff City Centre, benefiting from local transport links, making it ideal for working professionals to commute or easing the resident into City living!



### Communal Entrance

#### Entrance Hall

21' 1" max x 3' 3" max ( 6.43m max x 0.99m max )

#### Cloakroom

#### Open Plan Kitchen / Lounge

17' 2" max x 13' 2" max ( 5.23m max x 4.01m max )

#### Bedroom One

8' 1" max x 7' 7" max ( 2.46m max x 2.31m max )

#### Bedroom Two

9' 4" max x 7' 9" max ( 2.84m max x 2.36m max )

#### Bathroom

6' 3" max x 5' 7" max ( 1.91m max x 1.70m max )

#### Rear Garden

**view this property online** [allenandharris.co.uk/Property/CRP107736](https://allenandharris.co.uk/Property/CRP107736)



**Property Ref:**  
CRP107736 - 0019

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