

Llys Sofia Cathedral Gardens, Cardiff CF11 9FQ

welcome to

Llys Sofia Cathedral Gardens, Cardiff

Stylish apartment in two restored Victorian villas on prestigious Cathedral Road. Llys Sofia offers open-plan living, high-quality finishes, a luxury bathroom, utility space, and double bedroom-just steps from Pontcanna's parks and vibrant city life.













Entrance Porch Communal areas, Neutrally decorated

Entrance Hall 7' 7" max x 7' 8" max (2.31m max x 2.34m max) Hot water tank, Washing machine, Electric Point, Heating, Storage cupboard

Lounge / Kitchen

18' 2" max x 13' 7" max (5.54m max x 4.14m max) Open plan with kitchen, Spotlights, Double glazed windows, Electric point x 2, Integrated appliances, Fridge / Freezer, Microwave, Oven, Dishwasher

Bedroom One

11' 4" max x 14' 1" max (3.45m max x 4.29m max) Double glazed window with views to communal outdoor space, Carpeted, Electric point x 3.

Bathroom

5' 8" max x 7' 5" max (1.73m max x 2.26m max) Overhead shower, Hand wash basin.





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- Immaculate period conversion
- One double bedroom
- Truly unique 2nd floor apartment
- Highly sought after Cathedral Gardens
- No Chain!

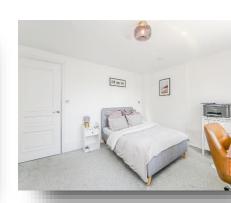
Tenure: Leasehold EPC Rating: C Council Tax Band: E Service Charge: Ask Agent Ground Rent: Ask Agent This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for

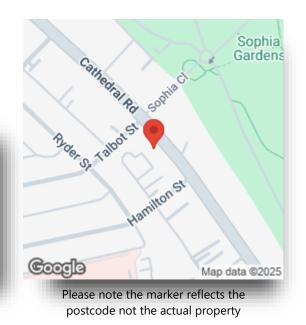
£260,000

items such as Leasehold packs.









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Property Ref: CRP107785 - 0004 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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