



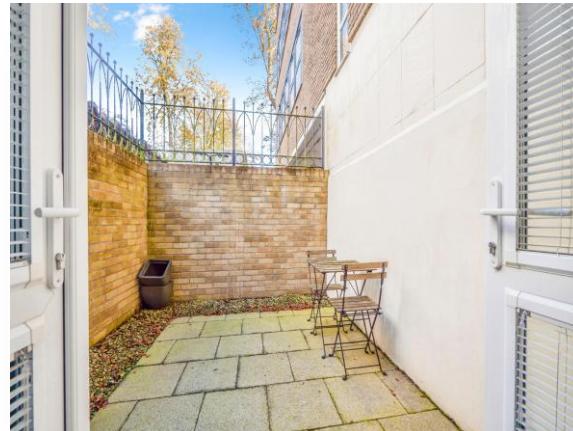
Cathedral Parc Cathedral Road, Cardiff CF11 9FH

allen & harris

welcome to

Cathedral Parc Cathedral Road, Cardiff

Stylish one-bedroom duplex apartment in a charming period conversion, featuring exceptionally high ceilings, a private courtyard, and bright open-plan living. Includes secure parking and direct access to Bute Park, just moments from Pontcanna and Cardiff city centre.



Entrance Hall

Laminate flooring, access to bedroom, intercom, electric radiator, 11 ft high ceiling

Lounge

17' 1" Max x 13' 7" Max (5.21m Max x 4.14m Max)

Two radiators, laminate flooring, double doors to courtyard, electric point, TV point Internet point, spotlights.

Kitchen

7' 6" Max x 7' 6" Max (2.29m Max x 2.29m Max)

Wall and base units, quartz work top, partially tiled walls, dishwasher, sink, integrated oven and microwave

Bedroom

10' Max x 12' Max (3.05m Max x 3.66m Max)

11 ft High ceiling, double aspect window. 8 ft x 5 ft window, carpeted, built in wardrobe, electric radiator.

Bathroom

7' 9" Max x 6' 3" Max (2.36m Max x 1.91m Max)

Partially tiled walls, WC, hand wash basin, wall mounted mirror, rainfall shower, tiled flooring

Courtyard

Access via double doors, partly tiled, partly rock work.



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welcome to

Cathedral Parc Cathedral Road, Cardiff

- One-bedroom duplex apartment in a period conversion
- Gated allocated parking for added security
- Exceptionally high ceilings throughout top floor
- Prime location in Pontcanna, near Cardiff city centre
- Private courtyard garden for outdoor enjoyment

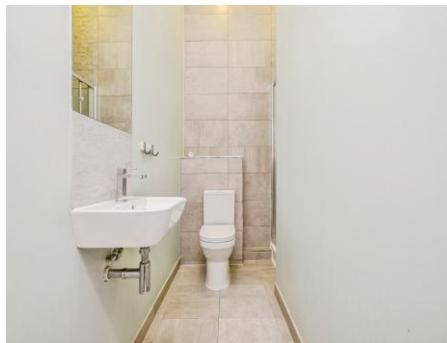
Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2840.88

Ground Rent: 383.42

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 items such as Leasehold packs.

£240,000



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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.



Property Ref:
CRP107941 - 0009



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