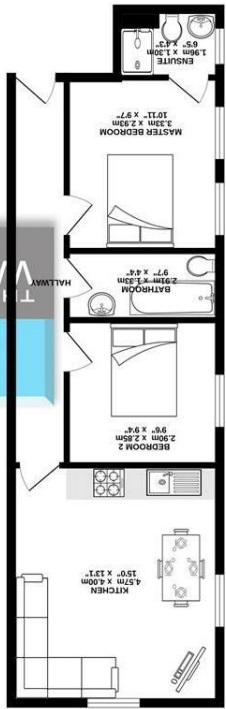


These drawings have been made to ensure the accuracy of the footprint contained herein. The information, drawings and specifications are intended to assist the client in the selection of materials, fixtures and fittings. The information, drawings and specifications are intended to assist the client in the selection of materials, fixtures and fittings. The information, drawings and specifications are intended to assist the client in the selection of materials, fixtures and fittings.

As to the opening in energy use given, as to the opening in energy use given, as to the opening in energy use given.

**TOTAL FLOOR AREA: 50.7 sqm (545 sq ft) approx.**

**1ST FLOOR APARTMENT**



**GROUND FLOOR**  
50.7 sqm (545 sq ft) approx.

Energy Efficiency Rating	
Current	Potential
49	67
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (27-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



**CONTACT**

EMAIL

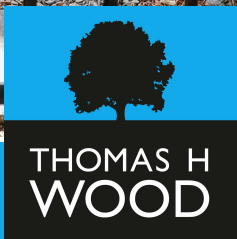
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



137 Cathedral Road,  
Pontcanna, Cardiff  
CF11 9PJ

Asking Price £225,000  
Flat - First Floor  
2 Bedrooms

**Tenure - Leasehold**

**Floor Area - 545.00 sq ft**

**Current EPC Rating - E49**

**Potential EPC Rating -  
D67**

A wonderful opportunity to purchase this two double bedroom first floor apartment, ideally located on Cathedral Road and within close proximity of the City Centre. This is an ideal first time buyer or investment property, that has operated as a successful Air BNB over the years. The property is in excellent order throughout and briefly comprises; open plan lounge with fitted kitchen and two double bedrooms, with en-suite to the master and a family bathroom. The property further benefits from a renewed 999 year lease, a share of the freehold and no ground rent. Offered for sale with NO CHAIN.

#### **HALLWAY**

7.90m x 0.93m (25'11" x 3'0")

Entered via hardwood communal door to tiled hallway. Carpeted staircase rising to the first floor and leading to the entrance to the apartment. Internal hallway, with oak laminate flooring, painted walls, smooth ceiling with recessed spotlights. Radiator with TRV. Doors to all rooms.

#### **MASTER BEDROOM**

3.33m x 2.93m (10'11" x 9'7")

A good size double bedroom with carpeted floor, painted walls and smooth ceiling with recessed spotlights. Fitted wardrobes and chest of drawers. Two uPVC double glazed windows and radiator with TRV. Door to;

#### **ENSUITE**

1.3m x 1.96m (4'3" x 6'5")

With low level WC, pedestal wash hand basin and shower. Fully tiled walls and floor and extractor fan.

#### **BATHROOM**

2.91m x 1.33m (9'6" x 4'4")

Fully tiled with low level WC, bath with shower over, pedestal wash hand basin, heated towel rail, recessed ceiling spotlights and extractor fan.

#### **BEDROOM TWO**

2.85m x 2.90m (9'4" x 9'6")

A further double bedroom with carpeted floor, painted walls and smooth ceiling with recessed spotlights. uPVC double glazed window, radiator with TRV and space for bedroom furniture.

#### **LOUNGE/KITCHEN/DINER**

4.57m x 4.00m (14'11" x 13'1")

A bright, open plan principal reception room with oak laminate flooring, painted walls, feature wall and smooth ceiling with recessed spotlights. Ample space for sofas and table and chairs. Open plan kitchen has a range of wall and base units and contrasting work surfaces over. Gas cooker, electric oven and space and plumbing for washing machine and fridge/freezer. Cupboard housing modern combination boiler. Two uPVC double glazed windows, double radiator and coved ceiling.

#### **OUTSIDE**

On road parking. Mature and welcoming front façade with path to main entrance.

#### **TENURE**

LEASEHOLD Terms of Lease 999 years from 2022

Share of Freehold - No Ground Rent.

Service Charge - £750 p.a.

#### **COUNCIL TAX**

Band D



