



Apartment 2, 78, Cathedral Road
Cardiff, CF11 9LN

Watts
& Morgan

Apartment 2, 78 Cathedral Road

Cardiff CF11 9LN

£380,000 Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A unique opportunity to purchase a bespoke two bedroom, first floor executive apartment situated on one of Cardiff's most prestigious tree-lined roads. Located in the highly desirable suburb of Pontcanna, just a short walk to local amenities, transport links, Cardiff City centre and with easy access to the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, two double bedrooms and a bathroom. Being sold with no onward chain. EPC rating 'C'.

Directions

Cardiff City Centre – 1.1 miles

M4 Motorway – 4.1 miles

Your local office: Penarth

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Summary of Accommodation

ACCOMMODATION

A communal entrance provides access to all apartments and enjoys original tiled flooring, decorative wall panelling, decorative mouldings, a ceiling rose and a carpeted staircase leading to the first and second floors. Apartment 2 is located on the first floor.

Entered via a solid wooden door into a welcoming hallway enjoying wood effect LVT flooring, recessed ceiling spotlights and a wall-mounted intercom system.

The open-plan kitchen/dining/living room is the heart of the apartment and enjoys continuation of wood effect LVT flooring, recessed ceiling spotlights, three composite double-glazed sash windows to the side elevation and a uPVC double-glazed sliding door with a Juliette balcony. The kitchen has been fitted with a range of wall and base units with quartz work surfaces. Integral appliances to remain include; an 'AEG' electric oven/grill, a 4-ring induction hob with an extractor fan over, a 'Lamona' fridge/freezer, a 'Lamona' dishwasher, a 'Lamona' washer/dryer and a 'Lamona' wine cooler. The kitchen further benefits from continuation of wood effect LVT flooring, matching quartz upstands/splash-back, an undermount Belfast sink with a mixer tap over and a central feature island unit with quartz work surfaces.

Bedroom one is a spacious double bedroom enjoying a recessed storage cupboard housing the wall-mounted 'Main' combi boiler and a double-glazed composite sash window to the side elevation.

Bedroom two is a spacious double bedroom enjoying a double-glazed composite sash window to the side elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a tiled bath with a thermostatic rainfall shower over and a handheld shower attachment, a floating wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, a wall-mounted towel radiator, recessed ceiling spotlights, an extractor fan and an obscured double-glazed composite sash window to the side elevation.

ADDITIONAL INFORMATION

Share of Freehold. 999 year lease.

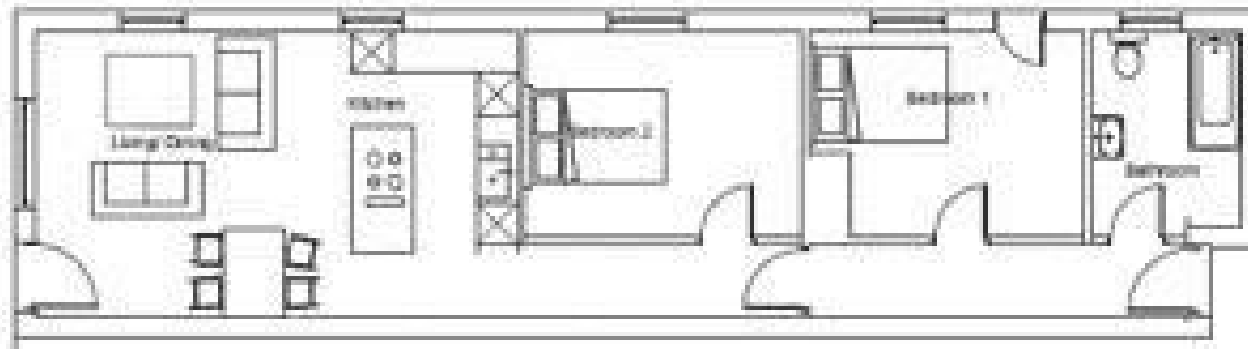
All mains services connected.


Council tax band 'D'.

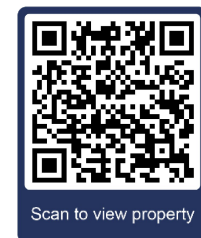
We have been reliably informed that the service charge is approximately £1440pa.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	75	78
	EU Directive 2002/91/EC 	



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