



Cathedral Road

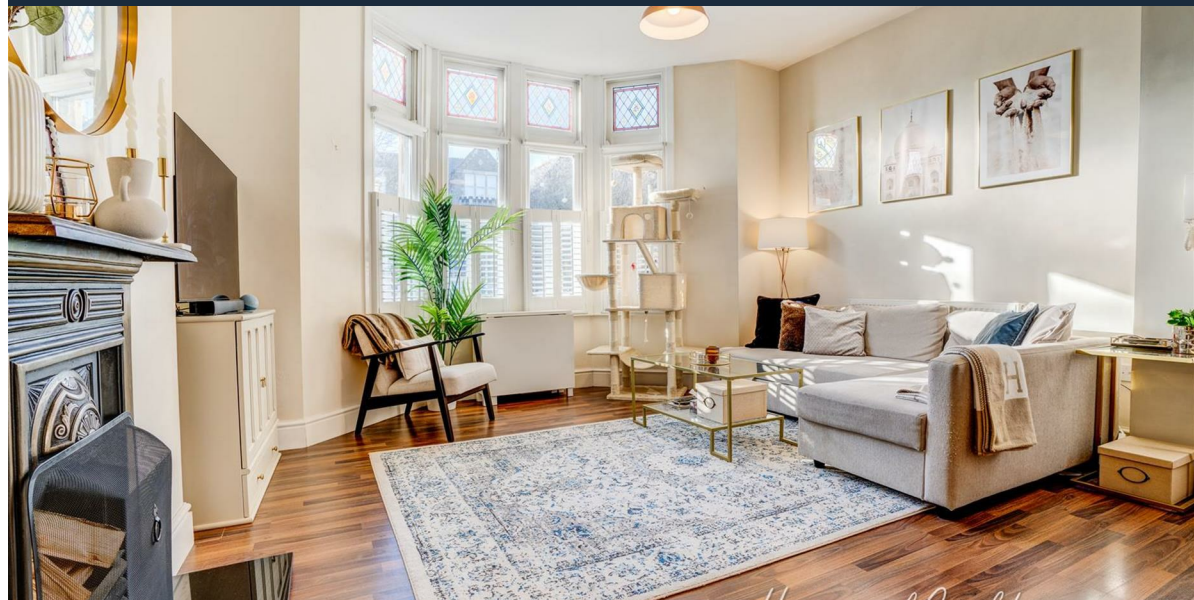
| Pontcanna | CF11 9JB

*Hern and Crabtree*



# CATHEDRAL ROAD

Guide Price £225,000



No onward chain.

Superb ground floor apartment situated on arguable Cardiff's most sought after road!

Featuring an open plan style living space, double bedroom with dressing room and bathroom presented in a contemporary style in this traditionally elegant & attractive bay fronted building.

This is a wonderful opportunity for first time buyers, investors or those looking for a base close to the city centre of Cardiff and viewings of the property come highly recommended in order to fully appreciate.

This property is situated in an excellent location, close to Bute Park and Pontcanna Fields, making it ideal for those wanting to enjoy the outdoors. It has easy access to the city centre and its amenities, such as shops, restaurants, bars and entertainment venues. The area also has excellent transport links with several bus routes running through it.

Pontcanna is an area of Cardiff located to the west of the city centre, close to the River Taff. It is home to beautiful parks, such as Bute Park which runs alongside the river, providing plenty of outdoor activities for its residents. It has a vibrant atmosphere, with a mix of independent shops, cafes, restaurants and pubs. Pontcanna Fields is also nearby which provides excellent sports facilities, including football pitches and tennis courts. There are some excellent schools in the area as well as Cardiff University's main campus being just a short walk away. For transport links there's easy access to the city centre via bus routes or by car.

## Communal entrance

## Open plan lounge/ dining/ kitchen

21'5" max x 15' max

A light and spacious open plan and contemporary styled living space.

Featuring a large traditional bay window to the front elevation. Fitted plantation shutters. Feature walnut effect laminate flooring. Smooth plastered ceiling. Panelled radiator. Telecom security entrance phone. Cast iron feature fireplace. Ceiling light point over the lounge area. Spotlights to the kitchen area.

## Kitchen area

A well designed range of matching wall and base units offering good storage facilities with cupboards and drawers with complementary work surfaces over. Integrated fridge and freezer, Integrated

dishwasher. Built in electric oven with four ring gas hob over and chimney style extractor above. Integrated washer/ dryer. One and a half bowl stainless steel sink drainer with mixer tap.

## Additional information

999 year lease from 2014 - Zero ground rent payable.

Hive Smart Home Heating System fitted.

## Bedroom

9'1" x 9'2"

Beautifully presented double bedroom. Smooth plastered ceiling. Panelled radiator. Built in wardrobe. Access to:

## Dressing room/Study area

7'8" x 5'8" max

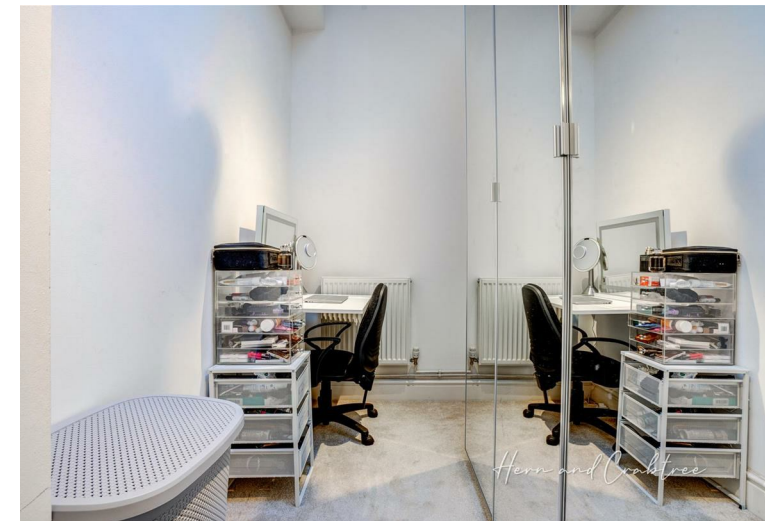
Velux window. Smooth plastered ceiling. Radiator.

## Bathroom

9'3" x 5'11"

A modern three piece suite in white comprising: panelled bath with shower attachment over and screen, wash hand basin set into vanity unit and close coupled WC. Feature flooring. Heated towel rail. Walls are part tiled.

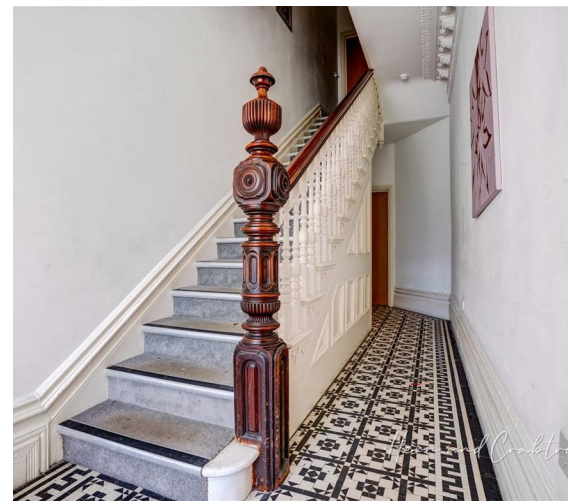
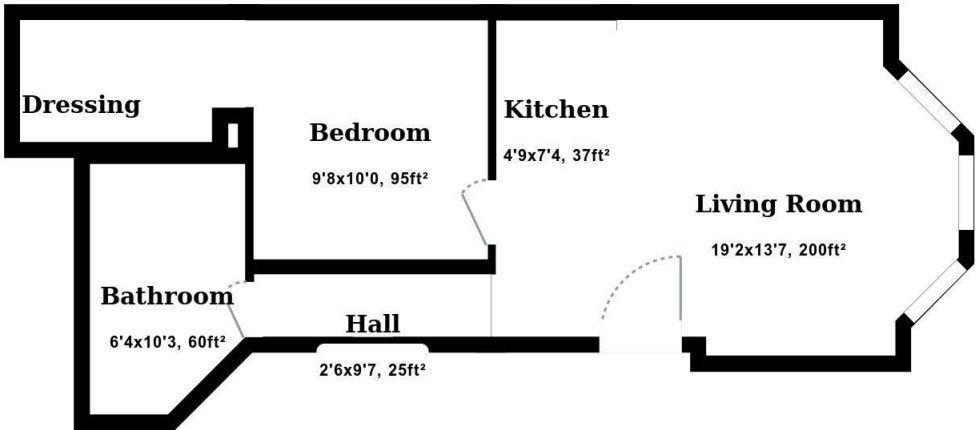




Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>





**Energy Efficiency Rating**

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



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<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.