



Apt 1

| Kestral Mews | Pontcanna | CF11 9LS

APT 1

Guide Price £425,000

A beautifully presented and very stylish two double bedroom ground floor duplex apartment.

Situated on the incredibly popular Cathedral Road, this apartment provides easy access to all the amenities Cardiff has to offer, from shopping centres to restaurants and cultural attractions. The vibrant city life is right at your doorstep.

The property's convenient layout makes it ideal for individuals, couples, or small families looking for a stylish and well-maintained home. The neutral decor throughout the flat allows for personal touches to make it truly your own.

The accommodation in brief comprises of: Hall, an open plan kitchen/lounge/diner, bedroom with en suite and access to the patio, bathroom and stairs leading down to the lower level hosting a further bedroom. A designated parking space completes the property.

Please call our Hern and Crabtree Pontcanna office for more information.



Hall

Enter the property from the communal entrance. Wooden parquet flooring. Electric radiator. Video intercom. Built-in storage cupboard with hot water tank and plumbing for washing machine. Picture rail. Stairs leading down to the lower floor. Wooden bannister.

Kitchen/Lounge/Diner

21'9" max x 18'2" max

Open plan kitchen, lounge and diner. Part obscure glazed wooden sash bay window to the front elevation with stained glass windows over. Kitchen laid to one side. Wall and base units with quartz worktops over. One and half bowl Belfast sink with mixer tap and water filter. Integrated four ring induction hob with cooker hood over. Integrated oven. Integrated dishwasher. Integrated fridge freezer. Integrated wine cooler. Breakfast bar. Continuation of wooden parquet flooring. Radiator. Picture rail. Part wall panelling. Fitted storage and shelving. Speakers in ceiling.

Bedroom One

16'2" max x 10'7" max

Double glazed doors leading to the patio. Picture rail. Electric radiator. Fitted wardrobe. Door leading to:

En Suite

6'0" max x 5'5" max

W/C and wash hand basin. Shower quadrant with rainfall shower head and glass splashback screen. Light up shaver mirror. Heated towel rail. Tiled flooring. Part tiled walls.

Patio

Enclosed patio area. Outside light.

Bathroom

W/C and wash hand basin. Bath with mixer tap. Light up shaver mirror. Heated towel rail. Tiled flooring. Part tiled walls.

Lower Floor

Stairs leading down from the entrance hall. Wooden handrail and spindles. Sash window to the side elevation. Door leading to:

Bedroom Two

26'4" max x 14'2" max

Double glazed window to the rear elevation. Two electric radiators. Built-in storage cupboard.

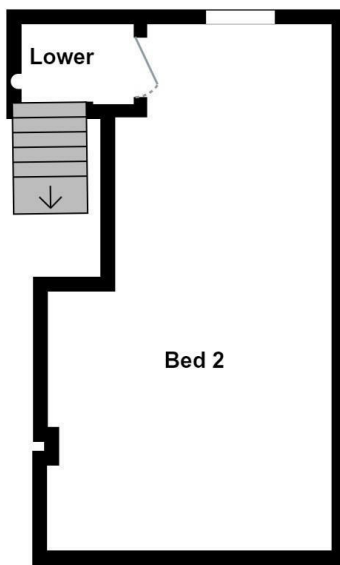
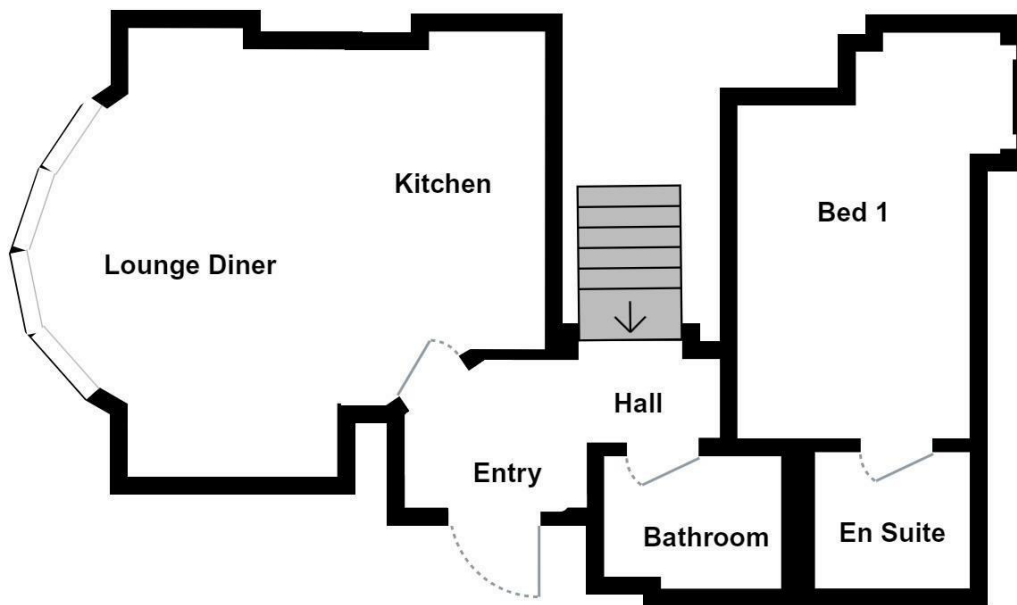
Parking

Allocated parking.



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS
Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

<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.