



**TO LET**  
**£1,200 Per Calendar Month**  
| CATHEDRAL ROAD | PONTCANNA | CF11 9PG



## THE PROPERTY

A charming two bedroom flat located on Cathedral Road in the heart of Cardiff! This delightful first-floor property boasts a spacious open plan kitchen/living room, perfect for relaxing after a long day. Situated in a prime location, this flat provides easy access to all the amenities and attractions that Cardiff has to offer. Whether you fancy a leisurely stroll in the nearby parks or a shopping spree in the bustling city centre, this property is ideally located for both work and play.

The accommodation in brief comprises of: Hall, kitchen/living room, two good sized bedrooms and a bathroom. Allocated parking space to the rear. Allocated parking.

Available from August 2024. Un-furnished. Council Band D EPC rating C.



**Communal Entrance**  
Stairs rising up to the top floor.

**Hall**  
Enter from the communal entrance. Intercom phone. Wooden laminate flooring. Doors leading to:

**Kitchen/Living Room**  
18'8" max x 12'6" max  
Open plan kitchen and living room. Glazed wooden sash bay window with stained glass to the front elevation. Glazed wooden sash window to the side elevation. Kitchen laid to one side. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated Four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Integrated washing machine. Wooden laminate flooring. Vertical radiator. Coved ceiling.

**Bedroom One**  
9'8" max x 12'11" max  
Double glazed part obscure window to the rear elevation. Coved ceiling. Wooden laminate flooring. Radiator.

**Bedroom Two**  
7'6" max x 14'7" max  
Glazed wooden sash window with stained glass to the front elevation. Coved ceiling. Wooden laminate flooring. Radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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**Hern  
Crabtree**

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.