





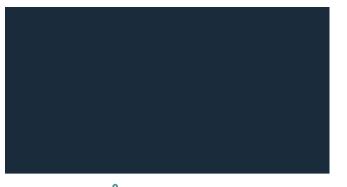


TO LET

£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.

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 12'11" max

Double glazed part obscure window to the rear elevation. Coved ceiling, Wooden laminate flooring, Radiator.

7'6" max 14'7" max

Glazed wooden sash window with stained glass to the front elevation. Coved ceiling. Wooden laminate flooring. Radiator.

	Current	Potenti
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	71	
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs	_	











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

Map data @2024

Digital Health and Care Wales









