

14, Cathedral House

Hamilton Street | Cardiff | CF11 9FG



14, CATHEDRAL HOUSE

Guide Price £325,000

A beautifully presented two-bedroom apartment situated in the highly sought after Pontcanna area.

This substantial and well-appointed pad boasts far-reaching views over Bute Park, Sophia Gardens, the city skyline and Pontcanna's Victorian rooftops from an elevated position.

This really is a great apartment in an excellent location and a wonderful place to live, with very easy access to the City Centre in one direction and in the other Pontcanna's parks, bistros, and boutiques.

The accommodation in brief comprises of: Entrance hall, kitchen/living room, two bedrooms, an ensuite and a bathroom.

Please contact Hern and Crabtree Pontcanna for more information and to arrange your viewing today!



Entrance Hall

Entered via composite front door, laminate flooring, radiator, utility cupboard with plumbing for washing machine and tumble dryer.

Kitchen/Living Room

24'8 x 15'2

Double glazed windows to both sides, kitchen laid with a range of wall and base units with worktop over, breakfast bar, a four ring electric hob with cooker hood above and integrated oven and microwave, integrated dishwasher and fridge/freezer, one and a half bowl sink and drainer, radiator, laminate flooring.

Bedroom One

11'6 x 11'3 max

Double glazed window to the side, radiator.

En Suite Shower

Fitted with a walk in shower, W/C and wash hand basin, heated towel rail, tiled floor.

Bedroom Two

13' x 10' max

Double glazed window to the side, radiator.

Bathroom

7'7 x 6'3

Bath with shower over, W/C and wash hand basin, heated towel rail, tiled floor.

Tenure

Share of freehold. 999 years from 2015 with 990 years remaining. £2,396.00 Annual service charge (£599 per Quarter).

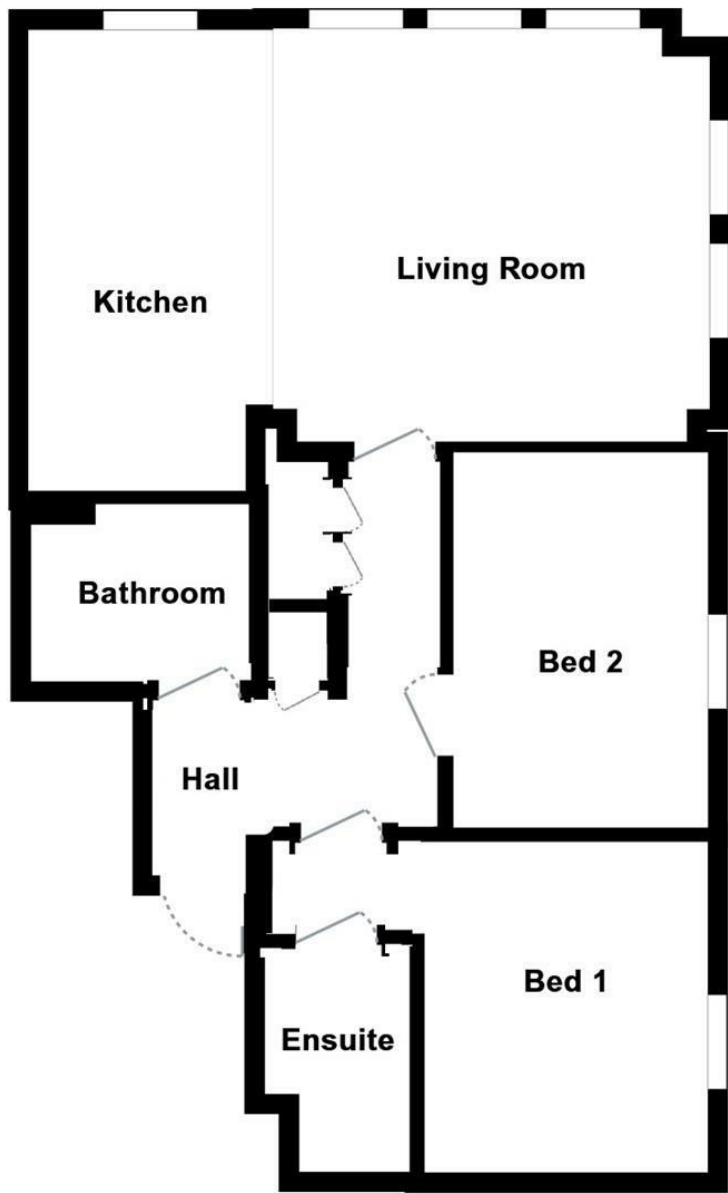
Additional Information

Allocated parking space within a gated complex.



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	79	79
EU Directive 2002/91/EC		



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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.