



West Lee
| Canton | CF11 9DR

West Lee Private Property
West Lee Private Property



COWBRIDGE ROAD EAST

Guide Price £165,000

A fantastic opportunity to acquire a light and spacious two double bedroom duplex.

The property is well presented throughout. It is a stone's throw from of a plethora of amenities, including, Chapter Arts and numerous cafes, bars and restaurants. Bute Park, Llandaff Fields and Sophia Gardens are all within easy walking distance. The property is also conveniently close to the city centre, in an ideal location for those looking to avoid a lengthy commute.

The accommodation in brief comprises of: Hall, two bedrooms and bathroom to the ground floor. The first floors hosts the kitchen and living room.

Please call our Hern and Crabtree Pontcanna office to arrange a viewing



Hall

Enter via a double glazed composite door to the front elevation. Wooden laminate flooring. Radiator. Intercom phone. Stairs rise up to the first floor. Understairs storage cupboard. Two further storage cupboards, one with plumbing for washing machine.

Bedroom One

11'4" max x 9'9" max

Double glazed window to the rear elevation. Wooden laminate flooring. Radiator.

Bedroom Two

11'3" max x 5'4" max

Double glazed window to the rear elevation. Wooden laminate flooring. Radiator.

Bathroom

Double glazed obscure window to the front elevation. W/C and wash hand basin. Vanity cupboard. Corner bathtub with fitted electric shower over. Tiled flooring. Tiled walls. Radiator.

Landing

Stairs rise up from the hall. Double glazed window to the front

elevation. Wooden handrail. Wooden laminate flooring. Radiator. Intercom phone. Storage cupboard.

Kitchen

11'4" max x 5'5" max

Double glazed window to the front elevation. Wall and base units. Integrated oven. Space for fridge freezer. Gas combination boiler. Two ring gas hob. Stainless steel one bowl sink. Part tiled walls. Wooden laminate flooring. Radiator. Loft access hatch.

Living Room

11'4" max x 16'1" max

Double glazed window to the front elevation. Wooden laminate flooring. Radiator. Small loft access hatch.

Additional Information

Communal Area

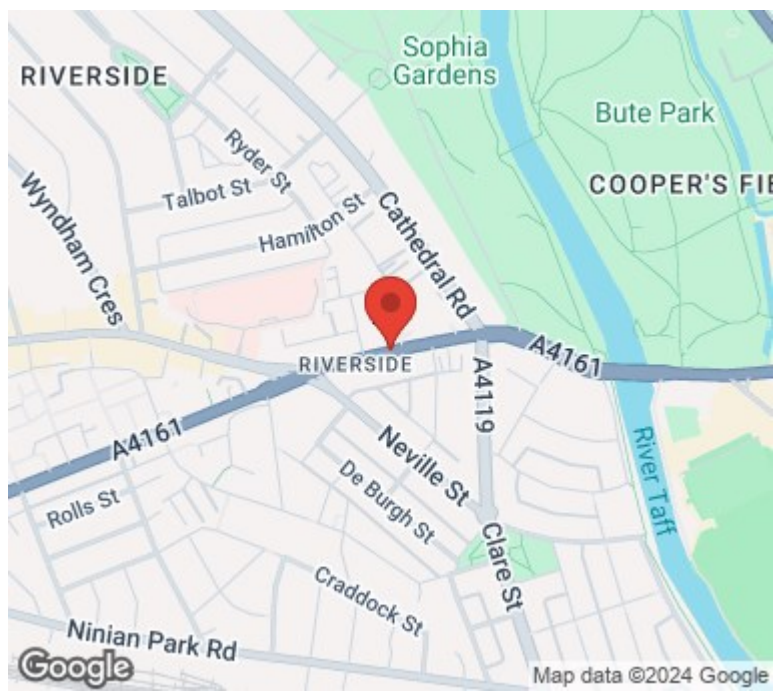
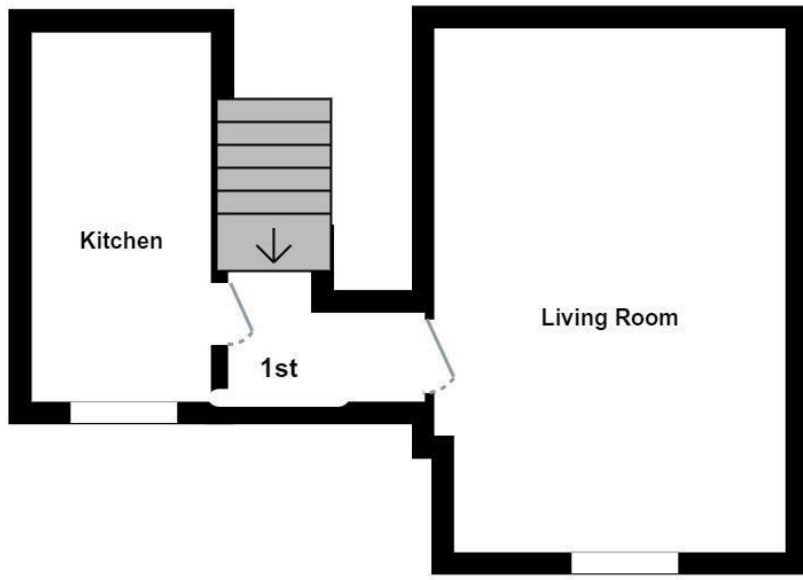
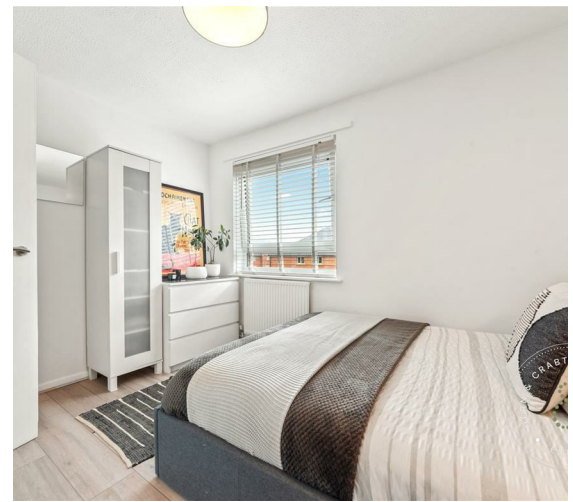
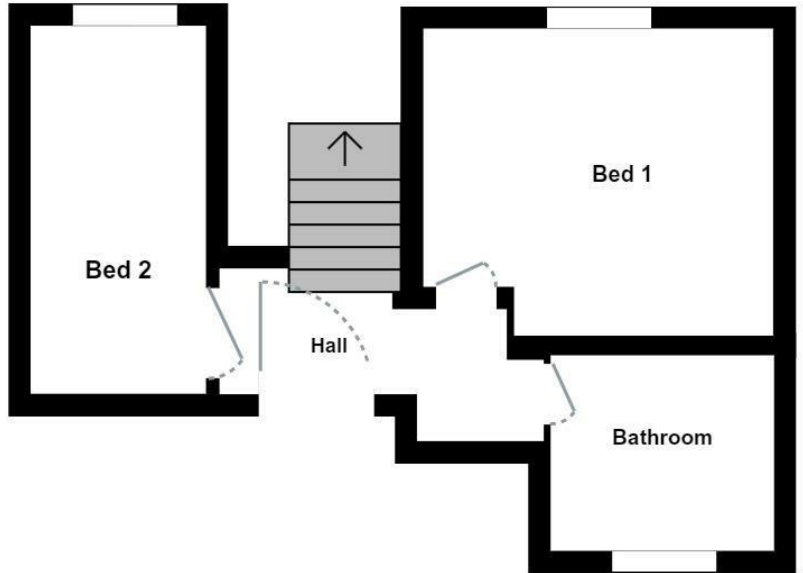
Parking

Allocated parking space. Visitor parking available.



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	76	76
(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, 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.