

Cowbridge Road East

CANTON, CF5 1HA

GUIDE PRICE £125,000

Hern &
Crabtree



Cowbridge Road East

This charming one-bedroom apartment, located on Cowbridge Road East, is nestled in the highly sought-after area of Canton.

A spacious open-plan kitchen, lounge, and diner, creating a versatile and inviting space perfect for both relaxation and entertaining.

The property's prime position on Cowbridge Road East places you within easy reach of a vibrant community, complete with an array of shops, cafes, and local amenities. Excellent transport links make it an ideal choice for commuters.

Whether you're seeking your first home or a promising investment opportunity, this apartment presents both. With its appealing features and desirable location, it's sure to attract interest. Don't miss the chance to make this delightful apartment your own.



370.00 sq ft

Hall

Enter from the communal hallway. Double glazed obscure window. Telephone intercom. Wooden laminate flooring.

Kitchen/Lounge/Diner

16'4" max x 10'10" max

Double glazed window. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for base fridge. Gas combination boiler. Two radiators. Wooden laminate flooring.

Bedroom

10'2" max x 7'6" max

Double glazed window. Radiator. Wooden laminate flooring.

Bathroom

7'6" max x 5'8" max

Double glazed window. W/C and wash hand basin. Bath with plumbed shower over. Part tiled walls. Tiled flooring. Radiator. Extractor fan. Loft access hatch.

Additional Information

Council Tax Band C (Cardiff). EPC rating D.

Tenure

Leasehold. years from with years remaining. Annual ground rent £300. Annual service charge £1053.60.

Disclaimer

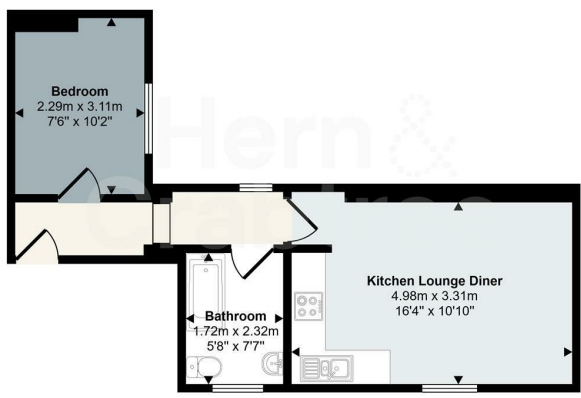
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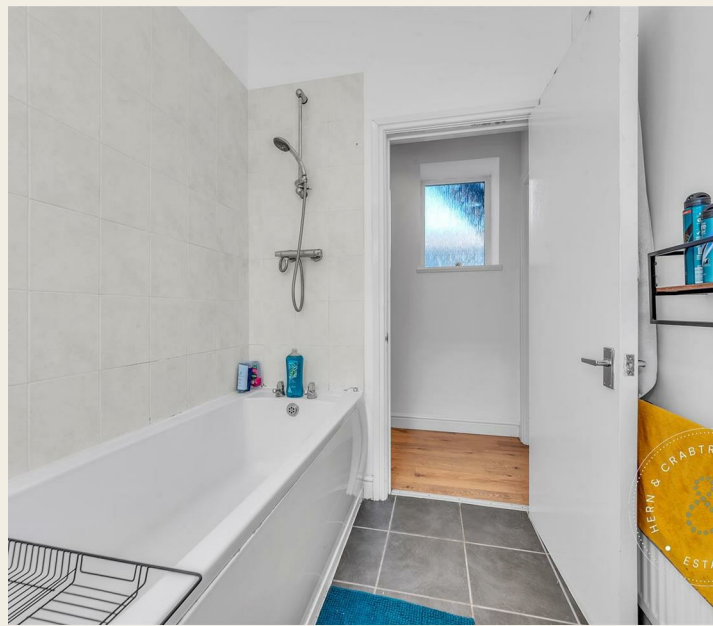
Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area
34 sq m / 370 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



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