

Cowbridge Road East

CANTON, CF5 1HA

GUIDE PRICE £125,000

Hern &
Crabtree



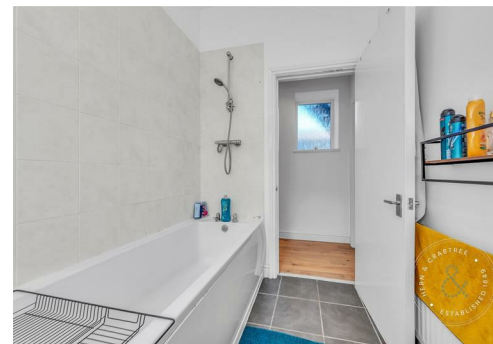
Cowbridge Road East

This charming one-bedroom apartment with no onward chain, 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.

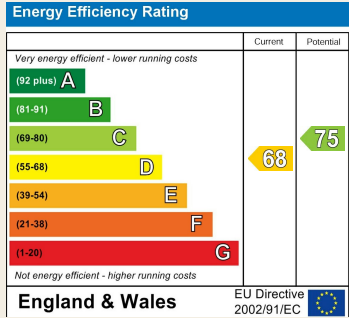
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The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and

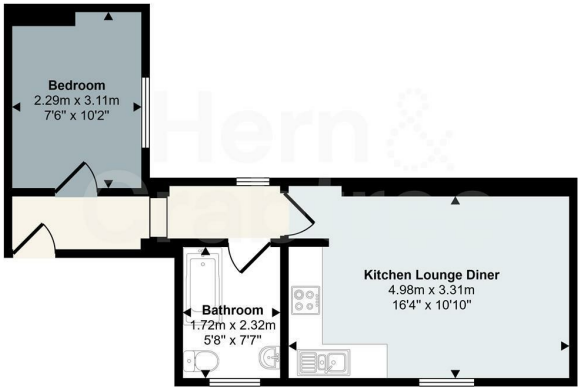
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Good old-fashioned service with a modern way of thinking.



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.



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