

373-375, Cowbridge Road East

CANTON, CARDIFF, CF5 1JF

GUIDE PRICE £170,000

**Hern &
Crabtree**



373-375, Cowbridge Road East

A beautifully presented two bedroom apartment with parking, situated in the bustling and fashionable Canton area of Cardiff.

Viewings of this lovely property come highly recommended and early viewings are advised!

The property is situated close to a huge choice of amenities, including shops, public transport links, parks and restaurants and with the city center of Cardiff within walking distance, this is a wonderful location for those looking to enjoy city living.

The accommodation comprises: Communal entrance hall, inner hallway, lounge/ dining room, modern kitchen, modern bathroom and two bedrooms.

The property benefits from gated parking!



Communal Entrance

Inner Hallway

Security entrance phone. Skylight window. Smoke detector. Single panelled radiator. Power points. Doors giving access to all rooms.

Lounge/ Dining room

15'7" max x 10'9"

A beautifully presented reception room. Double glazed window. Single panelled radiator. Space for table and chairs. Door to:

Rear Lobby area

Door gives access to the kitchen and door to the bathroom.

Kitchen

11'7" x 8'3"

A contemporary kitchen, well designed with a good range of matching wall and base units with cupboards and drawers with white panelled doors and wood effect worktops over. Built in electric oven with electric hob and cooker hood over. One and a half bowl sink drainer unit with mixer taps above. Built in fridge freezer. Integrated washing machine. Walls are part tiled. Wood effect laminate flooring. Double glazed window. Radiator.

Bathroom

6'11" x 5'5"

A modern three piece suite in white comprising: panelled bath with mixer tap and shower over, wash hand basin set into vanity unit with storage cupboards and close coupled WC. Walls are part tiled. Heated towel radiator. Laminate flooring. Recessed lighting. Electric shaving point.

Bedroom one

9'8" x 8'8"

A beautifully presented double bedroom. Feature skylight window. Fitted double wardrobe offering storage facilities with stylish sliding doors. Radiator.

Bedroom two

9'9" x 6'6"

A lovely second bedroom with feature skylight window. Space for wardrobes.

Tenure

Leasehold. 91 years remaining on the lease. £50 per annum ground rent. £672 per annum service charge.

Additional Information

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

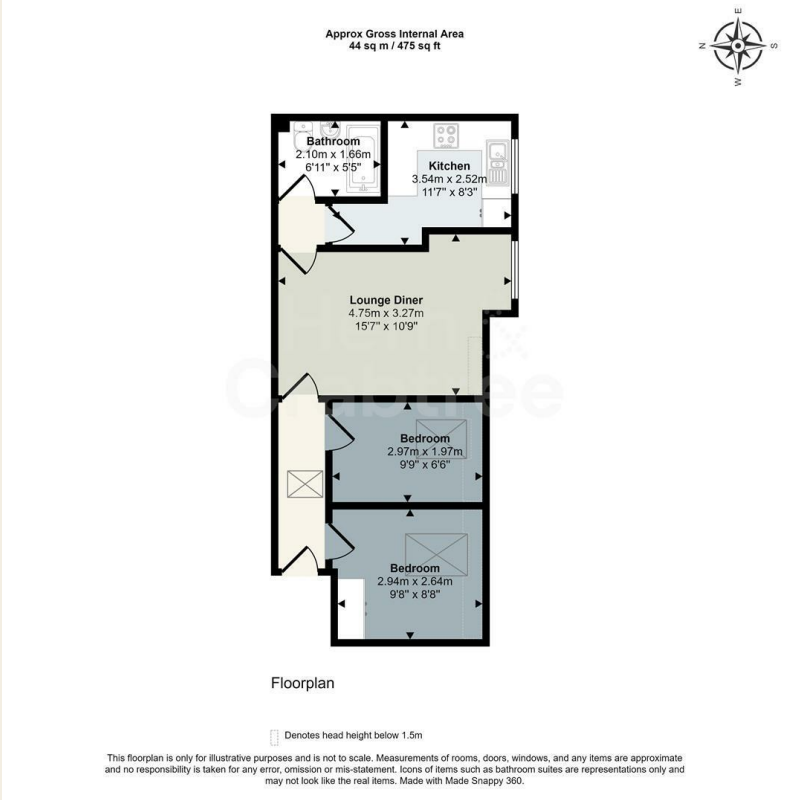
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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		



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.