CARDIFF'S HOME FOR STYLISH SALES & LETTINGS



RIVERSIDE

JeffreyRoss

# 32 CATHEDRAL ROAD

## RIVERSIDE, CF11 9FS - £475,000

JeffreyRoss are proud to bring to the market PHASE TWO of the Sophia Mews Development, located on Just off Cathedral Road and adjacent to Sophia sports centre and Glamorgan Cricket ground. Sophia Mews offers a select number of contemporary townhouses with sizable inset balconies and under croft parking. The developer has used sympathetic materials such as natural stone cladding to compliment the modern design, which allows the building to bed in to this well established location. The accommodation briefly comprises entrance hall, open plan lounge/dining room with kitchen chosen by Liz Rose interiors, covered inset balcony perfect for all year round use, three double bedrooms, stylish family bathroom and ensuite shower room to master. The Townhouses will be ready for occupation towards the end of the summer.

\*Full details and and further imagery will be available shortly. Please take a look at our sneak peek marketing video online and register your interest at: www.jeffreyross.co.uk



= 2 bathroom(s)

1162.00 sq ft

#### **GROUND FLOOR ENTRANCE**

#### HALLWAY

4.52m x 1.93m (14'9" x 6'3")

#### FIRST FLOOR

KITCHEN / LIVING / DINING

5.03m x 7.21 (16'6" x 23'7")

#### TERRACE

1.95m x 1.36m (6'4" x 4'5")

# STORAGE

1.04m x 2.01m (3'4" x 6'7")

## BATHROOM 2.01m x 2.46m (6'7" x 8'0")

BEDROOM THREE

## 3.51m x 3.98m (11'6" x 13'0")

## SECOND FLOOR

## **BEDROOM TWO**

2.87m x 3.14m (9'4" x 10'3")

#### **BEDROOM ONE** 4.12 x 3.40m (13'6" x 11'1")

**EN-SUITE** 

## 1.52m x 2.16m (4'11" x 7'1") TERRACE

1.74m x 1.42m (5'8" x 4'7")

#### **TENURE**

We have been advised they are 999 years with a share of freehold. this is to be confirmed by your legal advisor.

SERVICE CHARGE: £1992.31 per annum / £166.03 per month, which includes Buildings Insurance and maintenance of the communal area.

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#### **COUNCIL TAX**

## **ADDITIONAL INFORMATION**

New Build warranty

Allocated Parking

Walking distance to City Centre, Central Quay, Square and Train station. Fantastic investment in arguably Cardiff's most popular area. Completion Date to be finalised.

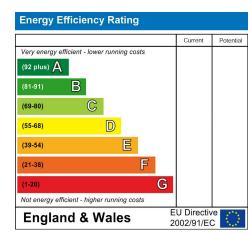








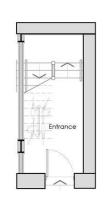


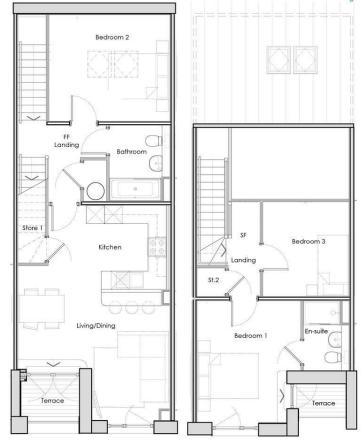














## NO.9 &11

ENTRANCE - 4.52M x 1.93M KITCHEN / LIVING / DINING - 5.03M x 7.21M BATHROOM - 2.01M x 2.46M TERRACE - 1.95M x 1.36M BEDROOM TWO - 3.51M x 3.98M BEDROOM ONE - 4.12M x 3.40M ENSUITE - 1.52M x 2.16M BEDROOM THREE - 2.87M x 3.14M TERRACE - 1.74M x 1.42M

SIZE - 108 M2 / 1,162 SQFT