

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






32 CATHEDRAL ROAD  
RIVERSIDE

# 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 undercroft 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](http://www.jeffreyross.co.uk)

 3 bedroom(s)  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.

## ESTATE CHARGES

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


## COUNCIL TAX

TBC

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



  
**SOPHIA MEWS**  
PONTCANNA

## 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