

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






32 CATHEDRAL ROAD  
PONTCANNA

# 32 CATHEDRAL ROAD

PONTCANNA, CF11 9FS - £400,000

This lovely two bedroom apartment with parking is situated in this stunning extension to the Cathedral Road Villa. All of the apartments benefit from sizeable balconies perfect for al-fresco dining. The apartments all have comfortable living areas with stylish and contemporary, fully equipped kitchens. The property further benefits from two bedrooms, family bathroom and en-suite shower room to both bedrooms. Allocated parking.

Register your interest at [www.jeffreygross.co.uk/sophia-mews](http://www.jeffreygross.co.uk/sophia-mews)

 2 bedroom(s)  2 bathroom(s)  954.00 sq ft

**ENTRANCE HALLWAY**  
2.12m x 4.26m (6'11" x 13'11")

**KITCHEN / LIVING / DINING**  
7.12m x 4.11m (23'4" x 13'5")

**BEDROOM ONE**  
4.12m x 4.53m (13'6" x 14'10")

**ENSUITE**  
2.54m x 1.54m (8'3" x 5'0")

**BEDROOM TWO**  
4.65m x 3.40m (15'3" x 11'1")

**BATHROOM**  
2.55m x 2.13m (8'4" x 6'11")


**TERRACE**

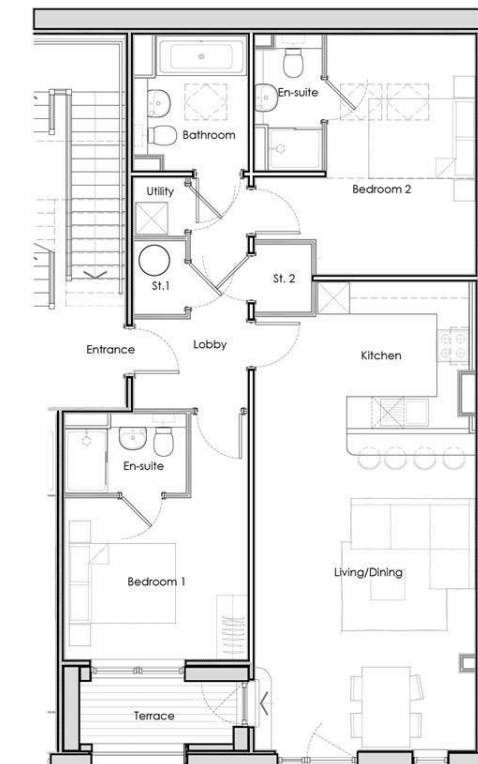
**TENURE**  
We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor

**LEASE DETAIL**  
999 years from new

**SERVICE CHARGES**  
£1,610.55 per annum which includes buildings insurance and maintenance of common parts.



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.13**

ENTRANCE 2.12m x 4.26m  
KITCHEN / LIVING / DINING - 7.12m x 4.11m  
BATHROOM- 2.55M x 2.13M  
BEDROOM TWO - 4.65M x 3.4M  
BEDROOM ONE - 4.12M x 4.53M  
ENSUITE - 2.54M x 1.54M

**SIZE - 88.7 M2 / 954 SQFT**