

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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CATHEDRAL ROAD
PONTCANNA

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PONTCANNA, CF11 9LL - £220,000

A ground floor maisonette located in Pontcanna and offers excellent access to Sophia Gardens, Pontcanna Fields and Cardiff City Centre. Comprising of an entrance hallway, lounge, kitchen, bathroom and two double bedrooms. Benefits include double glazing, gas central heating & gated parking.

2 bedroom(s) 1 bathroom(s) 663.00 sq ft

HALLWAY

LIVING ROOM
4.47m x 3.20m (14'8" x 10'6")

KITCHEN
3.20m x 2.44m (10'6" x 8')

BEDROOM
3.71m x 3.38m (12'2" x 11'1")

BEDROOM
4.65m x 3.30m (15'3" x 10'10")

BATHROOM
2.18m x 1.68m (7'2" x 5'6")

OUTSIDE
Access to the property is via a set of wooden gates which open to a car park area & we have been advised by our seller client that there is at least one parking space.

TENURE
Our seller ha advised us that a new lease will be granted with a term of 189 years from 29th September 1986 (to tie in with the other leases at the development)
The lease will be from 29th September 1986 to 28th September 2175

COUNCIL TAX
We have been unable to verify the council tax band on this property please visit <https://www.gov.uk/council-tax-bands> for more information.

EPC
Rated C



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



Cathedral Rd, Pontcanna, CRF

Ground Floor Apartment Interior Area 663.49 sq ft



0 3 6 ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.