

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



32 CATHEDRAL ROAD  
PONTCANNA




# 32 CATHEDRAL ROAD

PONTCANNA, CF11 9FS - £340,000

A selection of four, two bedroom apartments situated in this stunning extension to the Cathedral Road Villa. All of the apartment benefit from sizeable balconies perfect for al-fresco dining. The apartments all have stunning living areas with stylish and contemporary, fully equipped kitchens. The properties further benefit two double bedrooms, family bathroom and en-suite shower room to the master bedroom. Allocated under croft parking.

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

 2 bedroom(s)  2 bathroom(s)  731.00 sq ft

## ENTRANCE HALLWAY

## KITCHEN / LIVING / DINING

7.12m x 4.11m (23'4" x 13'5")

## BEDROOM ONE

3.95m x 3.61m (12'11" x 11'10" )

## ENSUITE

1.45m x 2.73 (4'9" x 8'11")

## BEDROOM TWO

2.93m x 3m (9'7" x 9'10")

## BATHROOM

2.14m x 2.14m (7'0" x 7'0")

## TENURE

We are advised by our client that the property is Leasehold. This is to be confirmed by your legal advisor.


## LEASE DETAILS

999 year lease 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.15

KITCHEN / LIVING / DINING- 7.12M x 4.11M  
BATHROOM - 2.14M x 2.14M  
BEDROOM TWO - 2.93M x 3M  
BEDROOM ONE - 3.95M x 3.61M  
ENSUITE - 1.45M x 2.73M

SIZE - 67.9 M2 / 731 SQFT

