

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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CATHEDRAL ROAD
PONTCANNA

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PONTCANNA, CF11 9HD - £240,000

With an excellent location being a short walk away from Cardiff City Centre and in one of the most prestigious roads in Cardiff and close to Sophia Gardens and Pontcanna fields is this good size top floor apartment. The property is conveniently located and offers the prospective buyer over 700 sqft of living space. Offering lift access to to all floors and comes with the all important parking space located in a gated rear car park. Internally comprising of a communal hallway, entrance hall, hallway, fitted kitchen, living room, bathroom and one double bedroom. The property is fully double glazed and offers gas fired central heating via a combi condensing boiler. Further benefits include no onward chain.

 1 bedroom(s)  1 bathroom(s)  706.00 sq ft

ENTRANCE HALLWAY

HALLWAY

STORAGE

There are three storage cupboards situated on the hallway. One of these hold the gas fired boiler.

KITCHEN

3.48m x 3.15m (11'5" x 10'4")

BEDROOM

3.89m x 3.66m (12'9" x 12')

BATHROOM

2.13m x 1.63m (7' x 5'4")

LOUNGE

5.97m x 3.51m (19'7" x 11'6")

COMMUNAL AREAS

The main building is accessed via a security door with intercom access and opens to a communal hallway with lift access to all floors. Once out of the elevator the property is located just to the left of the elevator.

EXTERNAL PARKING

There is gated parking situated to the rear of the property.

EPC RATING

Rated C

COUNCIL TAX

Band D

TENURE

We have been advised by our seller client that the property is leasehold with approximately 997 years remaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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	

Connaught House Cathedral Rd, Pontcanna, CRF

2nd Floor Apartment Interior Area 633.77 sq 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.

