






32 CATHEDRAL ROAD  
RIVERSIDE





## 32 CATHEDRAL ROAD

RIVERSIDE, CF11 9FS - £475,000

 3 bedroom(s)  2 bathroom(s)  1162.00 sq ft

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 under croft 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)

### PROPERTY SPECIALIST


**Ms Paige Wiseman**  
[paige@jeffreyross.co.uk](mailto:paige@jeffreyross.co.uk)

Negotiator







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 	

















**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

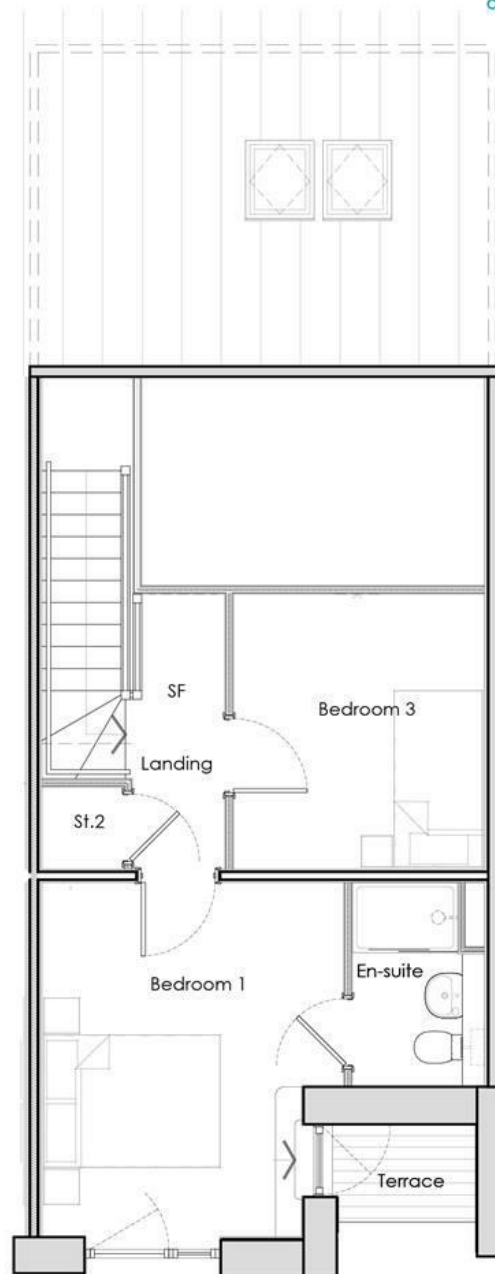
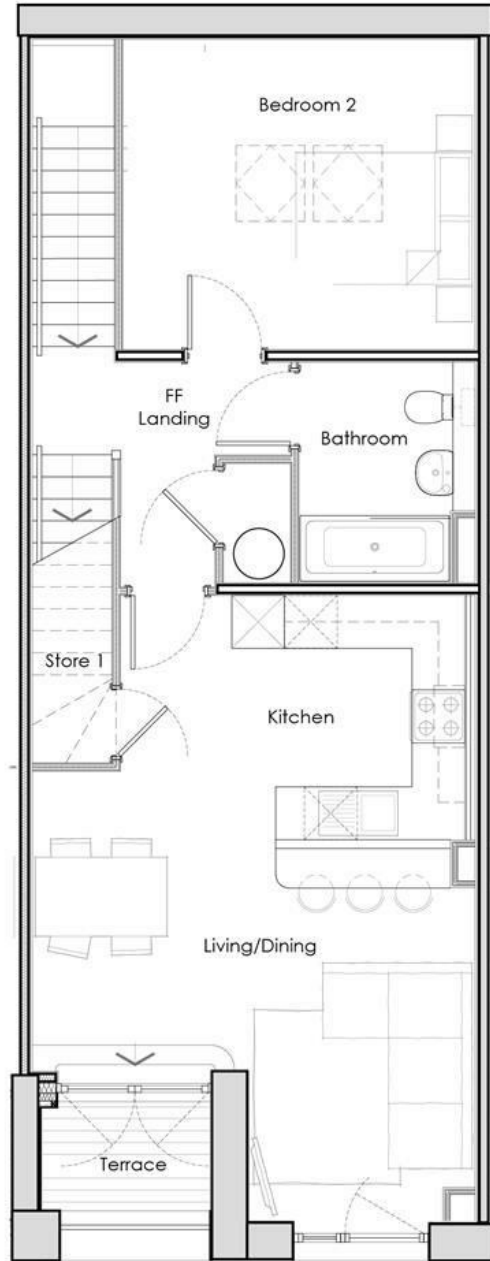
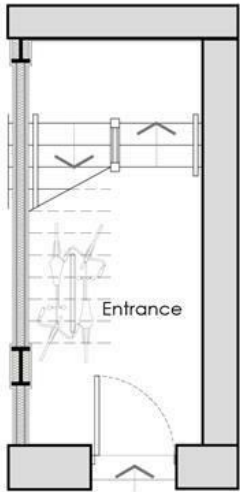
Walking distance to City Centre, Central Quay, Square and Train station.

Fantastic investment in arguably Cardiff's most popular area. Completion Date to be finalised.

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Comments by Ms Paige Wiseman

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**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**

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross