Cathedral Road

PONTCANNA, CF11 9PJ

GUIDE PRICE £270,000

Hern & Crabtree

Cathedral Road

A spacious, two double bedroom - two reception room - apartment situated on the highly regarded Cathedral Road in Pontcanna.

Offered for sale with no onward chain, this could be a fantastic buy for a motivated buyer or investor & early viewings are advised!

The accommodation is flexible and bright and in brief comprises: communal entrance, hallway/landing with access to the rear fire escape, spacious living room with sash window to the front with views over Cathedral Road, a separate dining room providing a lovely space for entertaining, kitchen, bathroom and two double bedrooms.

Pontcanna, is one of Cardiff's most established and well loved neighbourhoods, known for its independent cafés, restaurants, bakeries and local shops. Bute Park, Sophia Gardens and the Taff Trail are all within walking distance, as are Cardiff city centre and Cardiff Central railway station. The area is also home to a number of highly regarded schools and benefits from excellent road links, making it a location that continues to appeal to professionals, families and those looking to enjoy everything this part of Cardiff has to offer.

Approx 811.00 sq ft

Council Tax Band: D

Entrance
The property is entered through a traditional hallway with staircase rising to the upper floors. Cupboards housing meters.

Reception Hall
A light, split level hallway/ landing with access to all rooms. Wooden bannister. Skylight window. Door to the rear elevation provides access to the fire escape.

Living Room
A light and spacious reception room with traditional sash windows to the front elevation offering views over Cathedral Road and Pontcanna. Feature fireplace with wooden mantle. Wood effect laminate flooring. Radiator. Ceiling light point. Power points. TV aerial point.

Dining Room
This spacious apartment also benefits from a second reception room which has access to the kitchen, creating a wonderful space for dining table and chairs & entertaining, or could provide additional work from home space. Window to the side elevation. Wood effect laminate flooring, Radiator. Arch to:

Kitchen
A range of matching wall and base units with cupboards and drawers providing ample storage facilities and space for appliances. Integrated electric oven. Four ring gas hob with cooker hood above. Plumbing for washing machine. Space for fridge freezer. Stainless steel sink drainer unit with mixer tap above. Walls are part tiled. Window to the side elevation.

Bedroom One
A light and spacious double bedroom. Window to the rear elevation. Radiator. Wood effect laminate flooring. Door to built in wardrobe.

Bedroom Two
A good size second double bedroom. Window to the front elevation. Radiator.

Bathroom
A three piece suite in white comprising: panelled bath with mains pressure shower and screen, low level WC and pedestal wash hand basin. Walls are part tiled. Extractor. Skylight window. Radiator.

Tenure
Leasehold. 999 years from 1994 with 967 years remaining. £5 annual ground rent. £295 annual service charges.

Additional Information
Council Tax Band D (Cardiff). EPC rating TBC.

Disclaimer
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

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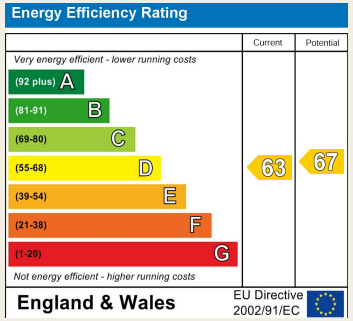

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