



Cathedral Parc Cathedral Road, Cardiff CF11 9FH

welcome to

Cathedral Parc Cathedral Road, Cardiff

A stylish one-bedroom apartment set within the popular Cathedral Parc development on Cathedral Road. Finished to a high standard throughout, the property offers bright and modern accommodation, a private balcony, and an excellent location close to Pontcanna and Cardiff city centre.



Entrance Hall

A welcoming entrance hall featuring a tiled floor and access to all rooms. The space benefits from an electric radiator, a video security entry system and a storage cupboard housing the hot water tank.

Kitchen Dining And Living Area

A bright and well-proportioned open-plan kitchen and dining space, finished with a tiled floor throughout. The dining area offers ample room for a table and chairs and benefits from double glazed French doors opening onto the balcony, creating an ideal space for both everyday living and entertaining. TV, internet and power points are conveniently provided, with recessed spotlights

The kitchen features a range of grey base, larder, and wall-mounted units, complemented by composite work surfaces and splashback. It includes integrated Smeg appliances including a fan-assisted oven, microwave, induction hob and stainless steel cooker hood. Additional appliances include a fridge, freezer, washing/dryer and dishwasher, along with a built-in speaker system. A sink with drainer, electric radiator, and an impressive series of double glazed windows on two sides, extending towards the ceiling allow an abundance of natural light to fill the room throughout the day and offers views over Bute Park.

Bedroom

A comfortable double bedroom featuring fitted carpeting and with two double glazed side-facing obscured windows. The room benefits from a built-in wardrobe providing useful storage, an electric radiator, and conveniently positioned power points.

Bathroom

A well-presented bathroom fitted with a tiled floor and part-tiled walls for a practical and contemporary finish. The suite boasts a sleek 'Porcelanosa' three-piece suite, including a panelled bath with rainfall shower, a wall-mounted wash basin with storage, and a low-level WC with a concealed cistern.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Cathedral Parc Cathedral Road, Cardiff

- Stylish one-bedroom
- Open-plan kitchen, dining and living space
- Modern fitted kitchen
- Private balcony
- Contemporary bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 2180.00

Ground Rent: 191.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2015.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108346 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **allen & harris**



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk