



LLANDAFF ROAD  
PONTCANNA  
CARDIFF CF11 9PX

ASKING PRICE OF  
**£239,950**



### FIRST FLOOR APARTMENT



**2**



**1**



**1**



**1**

**\*\*WELL PRESENTED, FIRST FLOOR APARTMENT\* \*NO CHAIN\*\*** MGY are delighted to bring to market this spacious two bedroom, first floor apartment in the highly sought after area of Pontcanna. The modern accommodation briefly comprises briefly comprises open plan lounge and kitchen, two bedrooms and one bathroom. No chain. \*Viewing highly recommended.\*

#### LOCATION

The affluent suburb of Pontcanna has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times and the prestigious Cathedral Road is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population. Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite and the area was formerly home to the Welsh studios of HTV and S4C's headquarters. Located on the edge of the City Centre, Pontcanna gives easy access to the town centre as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, just across the road from the subject property. The Principality Stadium is also a short distance.

#### ENTRANCE HALL

Entered via front door leading from communal hallway. Herringbone flooring. Doors to two bedrooms and bathroom. Stairs leading down to open plan lounge / kitchen.

#### LOUNGE/KITCHEN

23' 6" x 10' 11" (7.17m x 3.33m)

Sash bay window to rear aspect and additional window to side with fitted blinds. Modern fitted kitchen with a range of wall and base units with round edged worktops over which incorporates double sink and drainer with mixer tap plus space for bar stools. Cupboard housing boiler. Integrated dishwasher, washing machine and electric oven with four ring gas hob and extractor hood over. Tiled splashbacks. Spotlights to ceiling and pendant light fittings. Alcoves and coving. Herringbone flooring. Radiators.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 635 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM ONE

14' 4" x 9' 11" (4.38m x 3.04m)

Sash bay window to front aspect with fitted blinds. Double bedroom. Fitted double door wardrobe. Carpeted flooring. Alcoves and coving. Spotlights. Radiator.

#### BEDROOM TWO

11' 6" x 6' 11" (3.51m x 2.11m)

Sash window to front aspect with fitted blinds. Fitted double door wardrobe. Carpeted flooring. Coving. Spotlights. Radiator.

#### SHOWER ROOM

9' 4" x 6' 10" (2.86m x 2.09m)

Modern suite comprising: WC. Vanity wash hand basin with mixer tap over and shelving beneath. Walk in double shower cubicle with drench shower above and additional handheld shower head attachment. Partially tiled walls and fully tiled flooring. Obscure sash window to rear aspect. Extractor. Spotlights. Coving. Heated towel rail.

#### TENURE

MGY are advised that the property is leasehold, with a term of 125 years from January 2005. Service charges of £817.38 per annum, which includes building insurance, maintenance of internal and external communal areas and reserve fund. Ground rent £150 per annum.



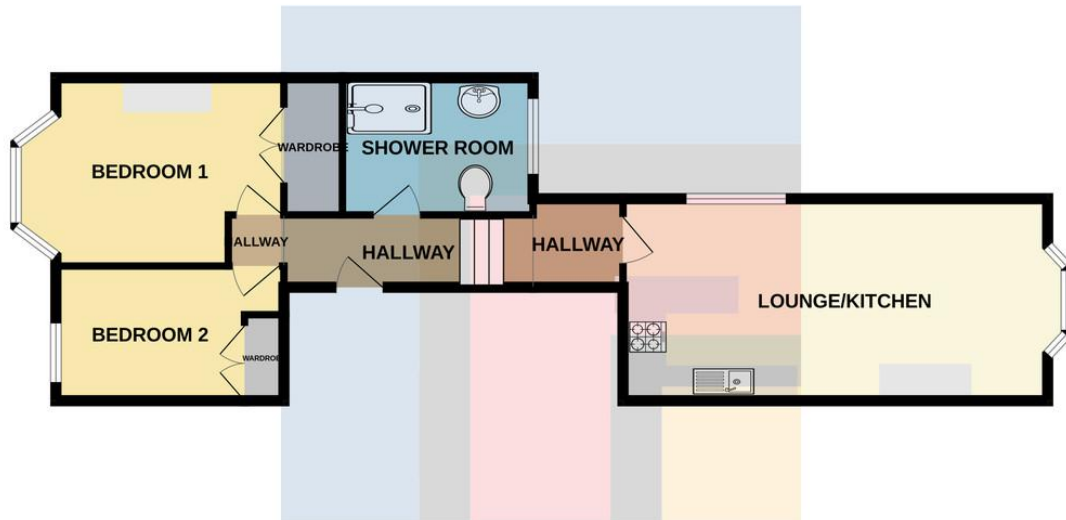


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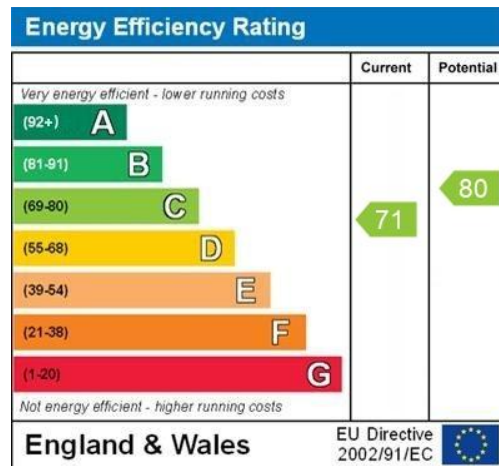


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## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PONTCANNA 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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