



**Kenilworth House Westgate Street, Cardiff CF10 1DJ**

*welcome to*

**Kenilworth House Westgate Street, Cardiff**

A charming period apartment set within a beautiful Grade II listed Victorian building, offering direct views over Cardiff Arms Park Rugby Ground. Ideally located in Cardiff city centre, the property is within easy walking distance of shops, restaurants, and Cardiff Central station.



### **Entrance Hall**

Provides access to all rooms, with a convenient cloakroom, a useful storage cupboard, and a fitted radiator.

### **Reception**

19' 1" Max x 12' 1" Max ( 5.82m Max x 3.68m Max )  
Featuring parquet flooring, a recently serviced gas fireplace, a useful storage cupboard, single-glazed windows, radiator, dimmable lighting, and electric sockets.

### **Kitchen**

10' 7" Max x 8' 2" Max ( 3.23m Max x 2.49m Max )  
Fitted with wall and base units, a single-glazed window, sink and drying area, washing machine, oven, hob and extractor hood, under-cabinet lighting, stone-tiled flooring, electric points, and a one-year-old boiler.

### **Bedroom One**

12' 11" Max x 10' 1" Max ( 3.94m Max x 3.07m Max )  
Featuring parquet flooring, a single-glazed window, radiator, and electric points.

### **Bedroom Two**

12' 9" Max x 8' 7" Max ( 3.89m Max x 2.62m Max )  
Parquet flooring, double doors leading to the balcony with views over the playing field, double-glazed windows, radiator, and electric point.

### **Bathroom**

8' 11" Max x 8' 2" Max ( 2.72m Max x 2.49m Max )  
W.C. with tiled walls and floor, hand wash basin, single-glazed window, bath with overhead shower, and radiator.



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welcome to

## Kenilworth House Westgate Street, Cardiff

- Prime City Centre Spot
- Premium Views Over the Rugby Stadium
- Exclusive Private Balcony
- Generously Proportioned Living Space
- Two Beautifully Appointed Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 6396.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP108012 - 0003

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