





Cathedral Road, Cardiff CF11 9PH

allen & harris

welcome to

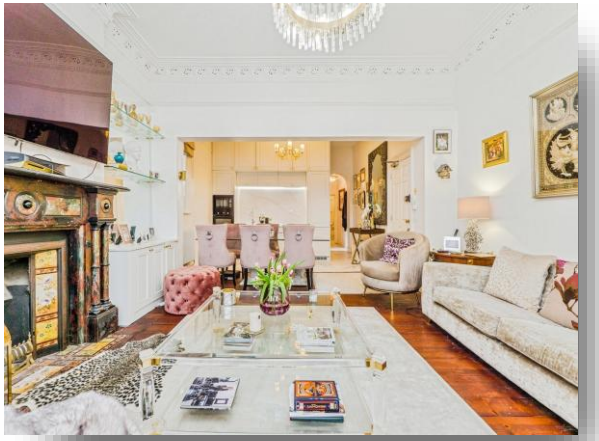
Cathedral Road, Cardiff

A stunning two-bedroom ground floor apartment on Cathedral Road, featuring original sash and stained-glass windows, hardwood flooring, vaulted ceilings, and a beautiful period fireplace. Finished to an impeccable show-home standard and benefiting from allocated parking.













Reception Room
15' 11" Max x 14' 9" Max (4.85m Max x 4.50m Max)
An attractive open-plan living space finished to a high standard, featuring hardwood flooring, an original fireplace with decorative tiled surround, and sash windows to the front elevation with stained glass detailing above. The room flows seamlessly into the kitchen and dining area, creating a sociable living environment. Further benefits include bespoke fitted storage, radiator, intercom system, and thermostat.

Kitchen / Dining Room
14' 4" Max x 10' 8" Max (4.37m Max x 3.25m Max)
A stylish kitchen and dining space finished to a high standard, featuring hardwood and tiled flooring, a sash window to the side elevation, and a range of wall and base units with additional storage above. The kitchen is fitted with integrated appliances including an oven, microwave, hob with extractor hood, fridge freezer, and washer dryer. Further features include a sink with boiling water tap, marble splashbacks, under-cabinet lighting, ample power points, and a radiator.

Hall
Featuring tiled flooring and a radiator, providing access to both bedrooms and the bathroom. Includes a conveniently located fuse board.

Bedroom One
11' 6" Max x 10' 8" Max (3.51m Max x 3.25m Max)
A well-proportioned double bedroom featuring fitted carpeting and two double-glazed windows to the side and rear elevations, allowing for good natural light. Further benefits include a radiator and ample power points.

Bedroom Two
10' 7" Max x 9' 5" Max (3.23m Max x 2.87m Max)
A versatile second bedroom featuring laminate wood flooring, built-in storage cupboards, and a Velux window providing natural light. A glazed door to the side offers additional access and character, while further benefits include a radiator, spot lighting, and ample power points.

Bathroom
A well-appointed bathroom featuring partially tiled walls and tiled flooring, complemented by a heated towel rail. The suite includes a stylish wash hand basin with useful storage beneath, a Victorian Heritage WC, and a Matki shower. Further benefits include an extractor fan and a built-in storage cupboard.

welcome to

Cathedral Road, Cardiff

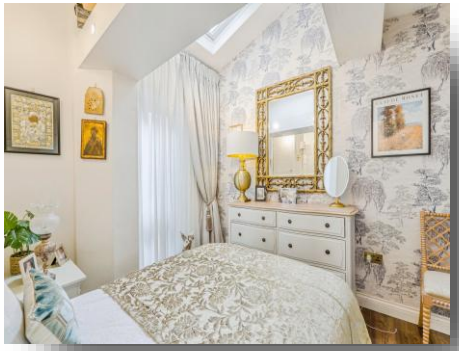
- Two-bedroom ground floor apartment
- Original sash windows, stained glass features & period fireplace
- Vaulted ceilings and hardwood flooring throughout
- Prestigious Cathedral Road location
- Immaculate show-home standard with allocated parking

Tenure: Leasehold EPC Rating: D
Council Tax Band: E Service Charge: 2709.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 170 years from 30 Aug 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£350,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108380

The Property Ombudsman

Property Ref:
CRP108380 - 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.

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