Cathedral Road, Cardiff CF11 9JE

allen & harris

welcome to

Cathedral Road, Cardiff

Set on the ever-popular Cathedral Road in Pontcanna, this beautifully presented first-floor apartment offers two bedrooms, vaulted ceilings and a large bay window that fills the property with natural light, creating a bright and spacious feel throughout. Front garden space and a rear space.

Lounge
21' 5" Max x 10' 7" Max (6.53m Max x 3.23m Max)
An attractive bay-fronted reception room featuring an elegant fireplace with decorative white surround, fluted pilasters, ornate mantel detailing, cream marble-effect inset and hearth incorporating a traditional gas fire, complemented by carpeting throughout, a vaulted ceiling and gas central heating via radiators.

Kitchen
14' 1" Max x 6' 7" Max (4.29m Max x 2.01m Max)
Immaculate modern fitted kitchen with part-tiled walls, stainless steel sink and drainer, gas hob with integrated oven, fridge/freezer, and two generous worktop preparation areas. Presented in excellent condition throughout.

Hall
Provides access to all rooms. Flooring is a combination of carpet and wood, with a side window allowing good levels of natural light into the area.

Bedroom One
14' 1" Max x 13' Max (4.29m Max x 3.96m Max)
Carpeted throughout with a gas radiator, this spacious room benefits from impressive vaulted ceilings and a large rear-facing window, allowing plenty of natural light to create a bright and airy feel.

Bedroom Two
13' 11" Max x 8' 6" Max (4.24m Max x 2.59m Max)
Benefitting from dual aspect windows, this bright and airy room is carpeted throughout and features a gas radiator, with plenty of natural light streaming in from both aspects.

Shower Room
Fitted with a walk-in shower, this well-presented shower room features partly tiled walls, tiled flooring, a heated towel rail and a frosted window providing natural light whilst maintaining privacy. The boiler is also conveniently housed within the room.

Agents Notes
Please note that an AML fee covers 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.

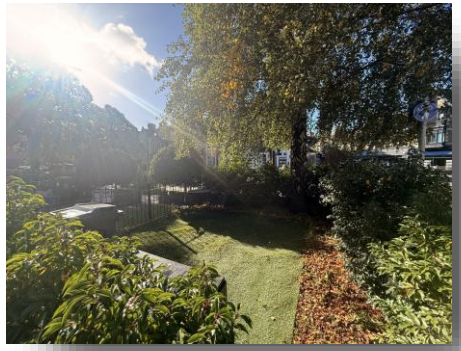
welcome to

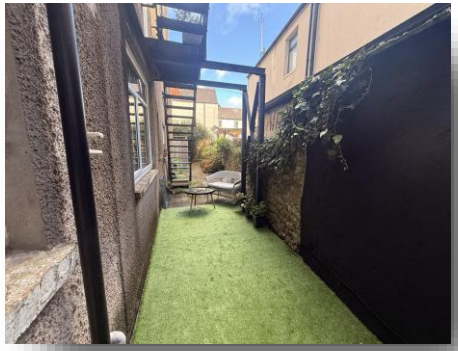
Cathedral Road, Cardiff

- Prestigious Cathedral Road Address - Located in the heart of highly desirable Pontcanna.
- No Chain
- First Floor Apartment - Beautifully presented throughout with spacious accommodation.
- Two Double Bedrooms & Stunning Vaulted Ceilings - Characterful interiors combining period charm with a sense of space.
- Large Bay-Fronted Living Area - Flooded with natural light and within walking distance of Pontcanna amenities and Cardiff City Centre

Tenure: Leasehold EPC Rating: D
Council Tax Band: E Service Charge: Ask Agent
Ground Rent: 30.00
This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.
offers over

£330,000





Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108275

Property Ref:
CRP108275 - 0019

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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