



Cathedral House Hamilton Street, Cardiff CF11 9FG

welcome to

Cathedral House Hamilton Street, Cardiff

A well-presented two-bedroom apartment located within the popular Cathedral House development in the heart of Cardiff. Offering bright and modern accommodation, the property benefits from an open-plan living space, en suite to the principal bedroom, and allocated parking.



Hall

A welcoming entrance hall featuring attractive wood flooring and providing access to all principal rooms. The space also benefits from useful built-in storage cupboards.

Kitchen / Reception Room

23' 5" Max x 14' 1" Max (7.14m Max x 4.29m Max)

A bright and well-presented open-plan kitchen and reception room featuring wood flooring throughout and double-aspect double-glazed windows that allow for an abundance of natural light. The kitchen is fitted with a range of wall and base units, complemented by under-cabinet lighting, a built-in oven and microwave, induction hob with extractor hood, integrated fridge freezer, and a sink with drainer. Recessed spotlights and ample power points.

Bedroom One

15' Max x 11' 9" Max (4.57m Max x 3.58m Max)

A comfortable double bedroom featuring fitted carpeting, a double-glazed window providing natural light, and a radiator.

En Suite

8' Max x 5' 1" Max (2.44m Max x 1.55m Max)

A modern en suite shower room finished with tiled flooring and tiled walls for a clean and practical finish. The suite comprises a walk-in shower, WC, and hand wash basin.

Bedroom Two

13' Max x 8' 10" Max (3.96m Max x 2.69m Max)

A well-proportioned bedroom featuring fitted carpeting, a double-glazed window providing natural light, and a radiator.

Bathroom

7' 7" Max x 7' 7" Max (2.31m Max x 2.31m Max)

A stylish bathroom finished with tiled walls and flooring, offering both practicality and ease of maintenance. The suite comprises a bath with overhead shower and glass shower screen, WC, and hand wash basin. A heated towel rail, while a large mirror with integrated shelf provides useful storage.

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 House Hamilton Street, Cardiff

- Two-bedroom apartment
- Open-plan living space
- En suite shower room
- City-centre location
- Allocated parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 2576.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108265 - 0003

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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