



The Grand Westgate Street, Cardiff CF10 1AR

welcome to

The Grand Westgate Street, Cardiff

A spacious two-bedroom apartment in the popular Grand development, ideally located in Cardiff city centre. The property features an open-plan lounge/kitchen, two double bedrooms, an ensuite and separate bathroom, all within walking distance of Cardiff Central station and the city's many amenities.



Hall

Carpeted entrance hall providing access to all rooms. Featuring an electric radiator and secure intercom entry system, offering a practical and welcoming introduction to the apartment.

Kitchen/Diner/Reception Room

19' 9" Max x 18' 10" Max (6.02m Max x 5.74m Max)
Kitchen

Fitted with a range of wall and base units complemented by work surfaces and splashback. The kitchen incorporates an integrated oven, hob and extractor hood, together with a sink and drainer. Laminate flooring and ample power points.

Dining / Reception Area

A comfortable open-plan living and dining space featuring carpeted flooring, two double-glazed windows providing good natural light, an electric radiator, and multiple power points. Offering a versatile layout, the room is well suited to both everyday living and entertaining.

Bedroom One

12' 1" Max x 10' 2" Max (3.68m Max x 3.10m Max)
A well-proportioned double bedroom featuring carpeted flooring, a double-glazed window, electric radiator, and ample power points. The room also benefits from direct access to the en suite shower room, providing added convenience and privacy.

En Suite

6' 8" Max x 5' 7" Max (2.03m Max x 1.70m Max)
Fitted with a tiled floor and partially tiled walls, the en suite comprises a shower enclosure, WC, and wash hand basin. A double-glazed privacy window provides natural light while maintaining privacy, creating a practical and well-presented shower room.

Bedroom Two

8' 8" Max x 8' 7" Max (2.64m Max x 2.62m Max)
A comfortable bedroom featuring carpeted flooring, a double-glazed window, electric radiator, and multiple power points. Access to air conditioning.

Bathroom

7' 1" Max x 6' 10" Max (2.16m Max x 2.08m Max)
fitted with a tiled floor and partially tiled walls, the bathroom comprises a panelled bath, WC, and wash hand basin. A window provides natural light, creating a bright and practical space for everyday use.

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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welcome to

The Grand Westgate Street, Cardiff

- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Cardiff City Centre Location
- En Suite
- Popular The Grand Development

Tenure: Leasehold EPC Rating: D

Council Tax Band: F Service Charge: 3600.00

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108294 - 0006

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029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk