



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Cathedral Road

PONTCANNA



A lovely development in the heart of Pontcanna. A stone throw away from the City Centre & Bute Park.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
 Valuer

ruby@jeffreygross.co.uk



Comments by the Homeowner



Gwynt Mews

Total Area: 65.9 m² ... 709 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Cathedral Road

Pontcanna, Cardiff, CF11 9LZ

Offers In Excess Of

£240,000



2 Bedroom(s)



2 Bathroom(s)



709.00 sq ft

Hallway

Lease Length

106 years remaining

Lounge/Kitchen 15'3 x 17'4 (4.65m x 5.28m)

Allocated Parking

To the front of the property.

Bedroom 1 12'5 x 11'3 (3.78m x 3.43m)

En-Suite 8'3 x 7'3 (2.51m x 2.21m)

Bedroom 2 11 x 13'5 (3.35m x 4.09m)

Bathroom

Council Tax

Band F

EPC

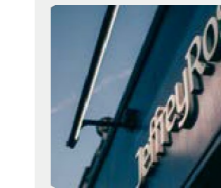
B Rating

Service Charge

£3,147 per Annum. Ground Rent £250 per annum.

Tenure

Leasehold. This is to be confirmed by your legal representative.



Contact our

Pontcanna Branch

02920 499680

Welcome to this charming flat located in the highly sought-after area of Gwynt Mews on Cathedral Road, Pontcanna, Cardiff. This modern development offers a delightful living space, boasting a generous 709 square feet. The apartment features two spacious double bedrooms.

The property includes two well-appointed bathrooms, ensuring convenience for both residents and visitors. The open-plan reception room provides a welcoming atmosphere, ideal for entertaining or enjoying quiet evenings at home.

Being chain free, this flat presents an excellent opportunity for both first-time buyers and investors alike. The prime location of Pontcanna means you are just a stone's throw away from a variety of local amenities, including shops, cafes, and parks, making it a perfect spot for those who appreciate a vibrant community.

This property is not just a home; it is a lifestyle choice, offering modern living in one of Cardiff's most desirable neighbourhoods.

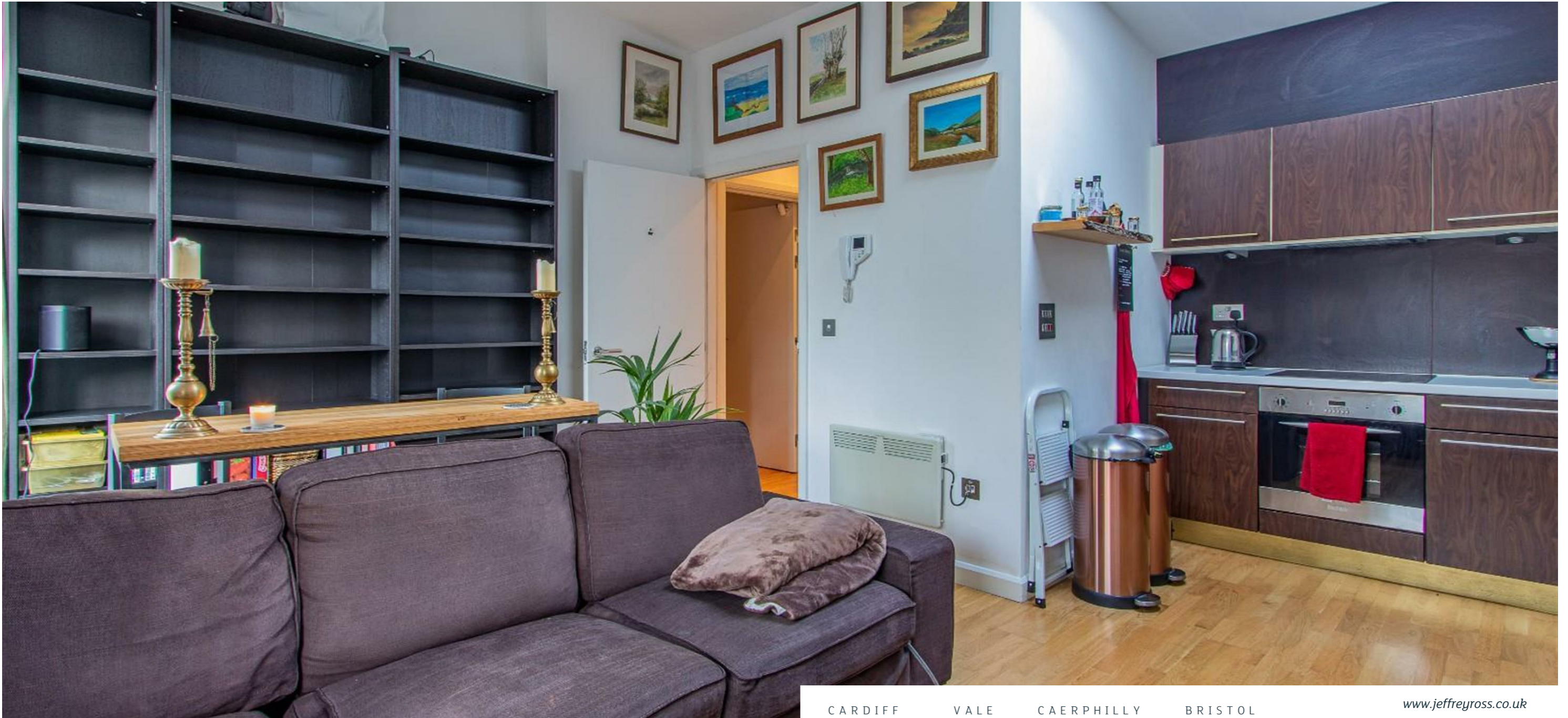
CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk