



# 1 Treherbert Court Treherbert Street

Cathays, Cardiff, CF24 4JU

Asking Price £117,500

HARRIS & BIRT



Situated in the vibrant area of Cathays, this modernised one-bedroom, ground floor flat on Treherbert Street offers a delightful blend of comfort and convenience. Ideal for investors or first time buyers, the property features a contemporary newly fitted kitchen off the living room that serves as a perfect space for relaxation or entertaining guests.

The bedroom features a fitted wardrobe and an ensuite shower room with wc

Living in Cathays means you are surrounded by a lively community, with an array of local shops, cafes, and parks just a stone's throw away. The area is well-connected to Cardiff city centre, student union, Cathays Park train station and university building, making it an excellent choice for those who wish to enjoy the hustle and bustle of city life while having a tranquil home to return to.

This apartment presents a wonderful opportunity for anyone looking to embrace the charm of Cardiff living. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this modern flat your new home.

Offered for sale with no onward chain.



## Accommodation

### Living Room 14'3x14'3 (4.34mx4.34m)

Entered via a UPVC partial obscure double glazed front door. Newly fitted carpet. Two UPVC double glazed windows to the front aspect. Doors to;

### Kitchen 9'4x5'4 (2.84mx1.63m)

Wood effect vinyl flooring. Range of wall and base units, roll top worksurface, stainless steel sink and draining board with a chrome mixer tap over, four ring electric hob, fan assisted oven. Extractor fan. Space for a fridge/freezer. Tiled splash back. UPVC double glazed window to the rear aspect.

### Bedroom 9'7x9'4 (2.92mx2.84m)

Entered via the living room. Newly fitted carpet. UPVC double glazed window to the front aspect. Fitted wardrobes. Door to;

### Shower Room 9'7x4'7 (2.92mx1.40m)

Wood effect vinyl flooring. Tiled walls. Low level WC. Pedestal wash hand basin. Electric hot water tap. Walk in shower cubicle with electric shower over. UPVC obscure double glazed window to the rear aspect.

## Services

Mains Electric, Water and Drainage.

## Leasehold Information

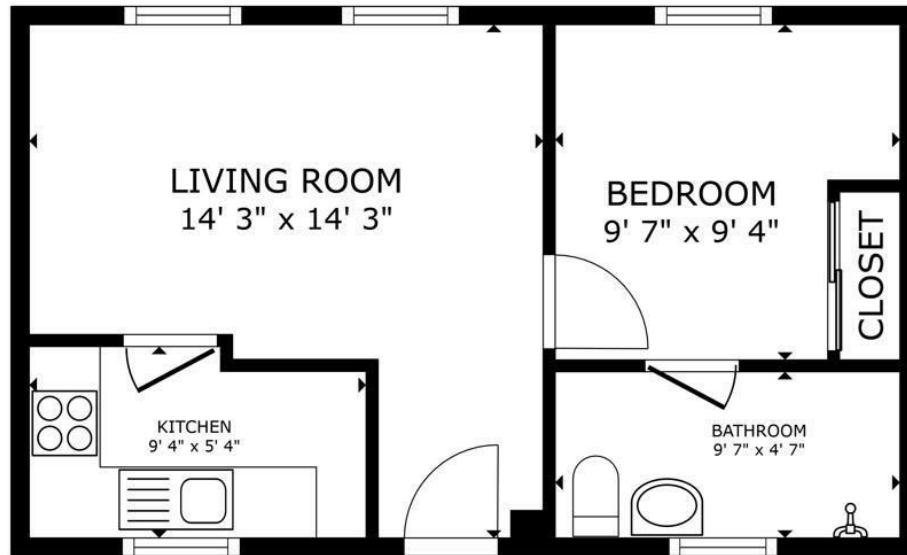
1/6 Share of Freehold. New lease of 125 years on completion. Service charge of £55 per month.

## Disclosure

Please note the vendor of the property is a member of staff for Harris & Birt.







FLOOR PLAN

HARRIS  
& BIRT

GROSS INTERNAL AREA  
FLOOR PLAN 345 sq.ft.  
TOTAL - 345 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 | 76<br>58  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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