



Magnolia Cathedral Road, Cardiff CF11 9QH

welcome to

Magnolia Cathedral Road, Cardiff

A well-presented ground floor apartment on the sought-after Cathedral Road in Pontcanna. Open-plan living with vaulted ceilings, a spacious bedroom with courtyard access. On street parking and a convenient ground floor position close to the local amenities & city centre. Sold with share of freehold.



Entrance Hall

A carpeted entrance hall with access to the lounge, bedroom, a useful storage cupboard, and loft space for additional storage.

Kitchen/Diner/Lounge

18' 6" Max x 14' 5" Max (5.64m Max x 4.39m Max)

An open-plan living space with a carpeted lounge and dining area, featuring double-glazed sash windows, two radiators, and high ceilings that enhance the sense of light and space. The area flows into the kitchen, making it well suited to both everyday living and entertaining.

The kitchen is finished with tiled flooring and fitted with an integrated oven, hob, and extractor. Includes a sink with drainer, ample electrical points, and a built-in wine rack.

Bedroom

14' 10" Max x 14' 5" Max (4.52m Max x 4.39m Max)

Carpeted bedroom featuring a radiator, electric and internet points, and high ceilings. Double doors open directly onto the courtyard with additional side access.

Bathroom

12' 5" Max x 6' 10" Max (3.78m Max x 2.08m Max)

A well-presented bathroom with tiled flooring and partly tiled walls, comprising a bath with hand wash basin, WC, and a heated towel rail. A double-glazed privacy window.

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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- Share of the freehold
- Open-plan kitchen, dining, and lounge area
- High vaulted ceilings
- Private courtyard
- Ground floor apartment

Tenure: Leasehold EPC Rating: E

Council Tax Band: E Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2007.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108144 - 0014

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