



Cowbridge Road East,  
Canton, Cardiff,  
CF11 9NE



£125,000

2 Bedrooms  
Flat - First Floor

**\*\*\* CASH ONLY PURCHASE \*\*\***

Positioned on the first floor of a converted period building, this spacious two-bedroom apartment is ideally situated in the heart of vibrant Canton. Offering two generous double bedrooms, a large lounge/diner, separate kitchen, and a modern bathroom, the property also benefits from excellent built-in storage.

An ideal home for first-time buyers, professionals, or investors, this apartment enjoys a fantastic location just a short walk from the cafés, parks, and independent shops of both Canton and Pontcanna, with superb transport links to Cardiff city centre.

**ACCOMMODATION****ENTRANCE HALLWAY**

Accessed via a communal hallway with stairs to the first floor. Neutral décor, and two large storage cupboards.

**LOUNGE**

14'2" x 11'5"

A bright and spacious reception room with front aspect windows, ample space for dining table and sofas.

**KITCHEN/DINER**

11'10" x 8'2"

Fitted with a range of wall and base units, integrated oven and hob, stainless steel sink, tiled splashbacks, and space for white goods. Rear aspect window.

**BEDROOM ONE**

13'6" x 11'5"

A spacious double bedroom with carpeted floor and front aspect window. Neutral décor.

**Features**

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BRIGHT LOUNGE/DINER WITH SEPARATE KITCHEN
- MODERN BATHROOM WITH WHITE SUITE
- AMPLE BUILT-IN STORAGE THROUGHOUT
- IDEAL FOR INVESTORS
- EXCELLENT LOCATION IN THE HEART OF CANTON
- CLOSE TO EXCELLENT PUBLIC TRANSPORT LINKS & LOCAL AMENITIES
- CLOSE TO HIGHLY REGARDED SCHOOLS

**BEDROOM TWO**

15'9" x 9'1"

A further double bedroom with Velux window and carpeted floor. Ideal as a guest room or home office.

**BATHROOM**

8'10" x 6'10"

Fitted with a modern white suite comprising panelled bath with shower over, WC and pedestal wash hand basin. Tiled floor and part-tiled walls.



**TENURE**  
LEASEHOLD

LEASE TERM - 125 years from 15/08/2011  
(111 years remaining - term ends  
14/08/2136)

SERVICE CHARGE - The Service Charge payable as to this flat is a 15% proportion of the costs payable by the Landlord as to the repair and maintenance of any common parts in the building and the repair and maintenance of the building as a whole (main structure, roof, external walls etc) as detailed in the Lease itself.  
GROUND RENT - Peppercorn

**COUNCIL TAX**  
Band C

## Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 853.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



2 BEDROOMS



1 BATHROOMS



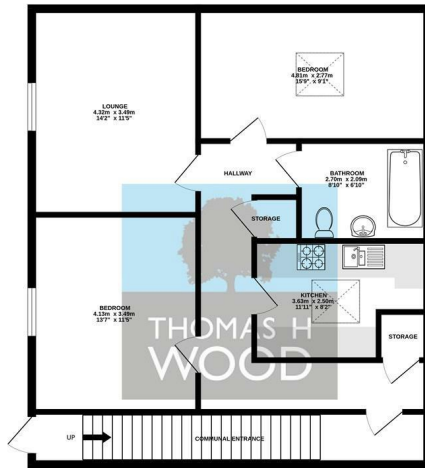
1 RECEPTION ROOMS



ENERGY RATING: D



**GROUND FLOOR**  
79.3 sq.m. (853 sq.ft.) approx.



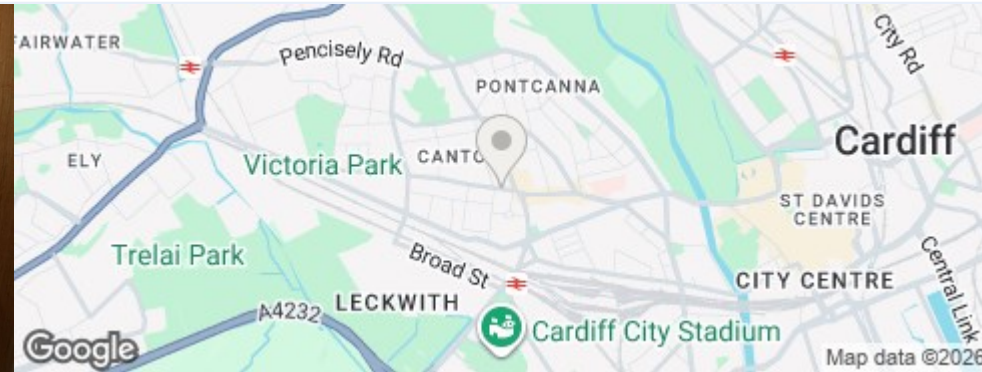
**FIRST FLOOR**

**TOTAL FLOOR AREA: 79.3 sq.m. (853 sq.ft.) approx.**  
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are approximate. Buyers are advised to verify all dimensions and to take their own measurements or hire a surveyor. This plan is for guidance purposes only and should not be used as a basis for any development proposals. The layout, fixtures and fittings shown are not intended to be guaranteed. Ask to view the property or photographs on the plan. Made with realogy C2020



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**CONTACT**

[sales@thomashwood.com](mailto:sales@thomashwood.com)  
02920 626 252  
[thomashwood.com](http://thomashwood.com)

**WHITCHURCH BRANCH**

14 Park Road,  
Whitchurch  
CF14 7BQ

**RADYR BRANCH**

5 Station Road,  
Radyr, Cardiff  
CF15 8AA