



Cowbridge Road East,  
Canton, Cardiff,  
CF11 9NE

THOMAS H  
WOOD

Asking Price  
£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



2 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS

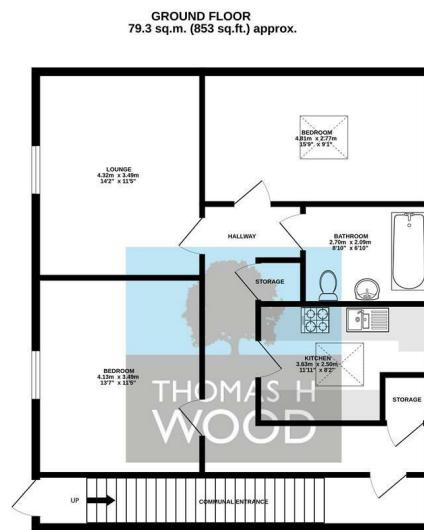


ENERGY RATING: D

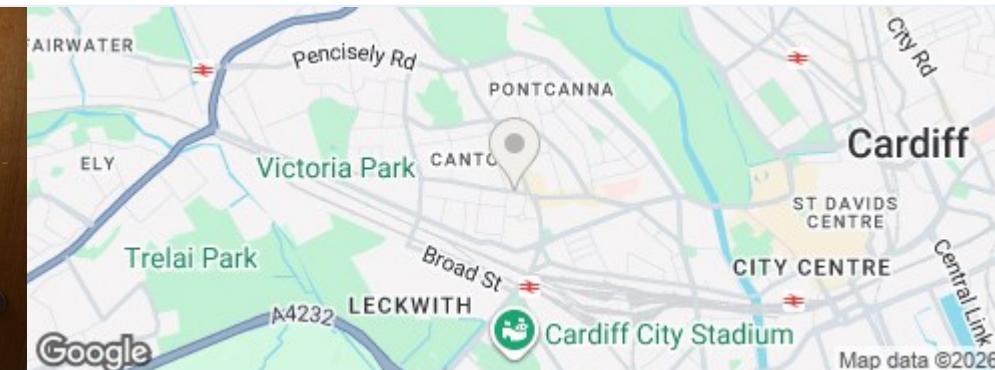
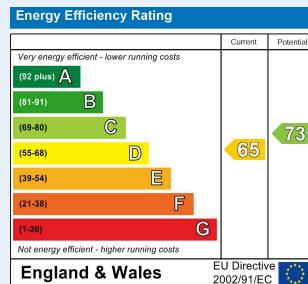
## Information

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





**FIRST FLOOR**  
TOTAL FLOOR AREA: 79.3 sq.m. (853 sq.ft.) approx.  
Whilst every care has been taken to ensure these particulars are accurate, measurements of rooms, windows, doors, etc. are approximate 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.



#### CONTACT

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