

Cowbridge Road East

CANTON, CF5 1HA

GUIDE PRICE £125,000

Hern &
Crabtree



Cowbridge Road East

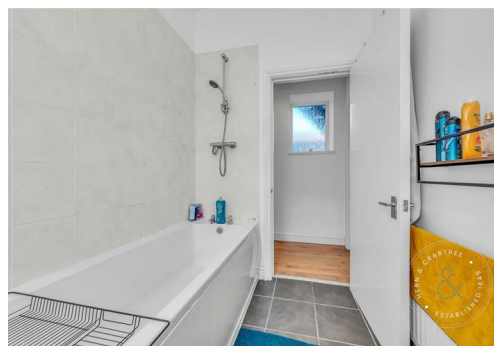
Offered for sale with no onward chain!

This charming one-bedroom apartment with no onward chain, located on Cowbridge Road East, is nestled in the highly sought-after area of Canton.

A spacious open-plan kitchen, lounge, and diner, creating a versatile and inviting space perfect for both relaxation and entertaining.

The property's prime position on Cowbridge Road East places you within easy reach of a vibrant community, complete with an array of shops, cafes, and local amenities. Excellent transport links make it an ideal choice for commuters.

Whether you're seeking your first home or a promising investment opportunity, this apartment presents both. With its appealing features and desirable location, it's sure to attract interest. Don't miss the chance to make this delightful apartment your own.



370.00 sq ft

Hall

Enter from the communal hallway. Double glazed obscure window. Telephone intercom. Wooden laminate flooring.

Kitchen/Lounge/Diner

16'4" max x 10'10" max

Double glazed window. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for base fridge. Gas combination boiler. Two radiators. Wooden laminate flooring.

Bedroom

10'2" max x 7'6" max

Double glazed window. Radiator. Wooden laminate flooring.

Bathroom

7'6" max x 5'8" max

Double glazed window. W/C and wash hand basin. Bath with plumbed shower over. Part tiled walls. Tiled flooring. Radiator. Extractor fan. Loft access hatch.

Additional Information

Council Tax Band C (Cardiff). EPC rating D.

Tenure

Leasehold. years from with years remaining. Annual ground rent £300. Annual service charge £1053.60.

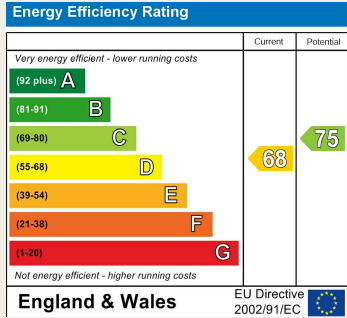
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

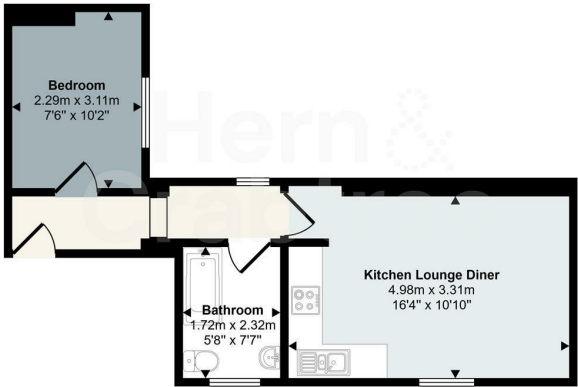
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Approx Gross Internal Area
34 sq m / 370 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.