





Magnolia Cathedral Road, Cardiff CF11 9QH

allen & harris

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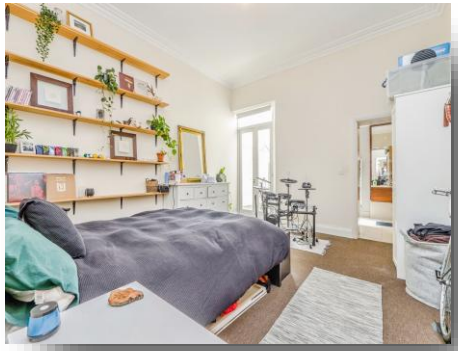
- Share of the freehold
- Open-plan kitchen, dining, and lounge area
- High vaulted ceilings
- Private courtyard
- Ground floor apartment

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.

£210,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108144

The Property Ombudsman

Property Ref:
CRP108144 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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