

# Cathedral Road

CARDIFF, CF11 9FL

GUIDE PRICE £230,000

Hern &  
Crabtree



# Cathedral Road

No onward chain

Situated within the highly desirable Cathedral Road area, this beautifully presented one-bedroom apartment offers stylish living in an exceptional location, just moments from Bute Park, Pontcanna and Cardiff City Centre.

Set within an attractive period building conversion, the apartment combines character with modern convenience and benefits from a high-quality finish throughout. The spacious open-plan kitchen/lounge/diner provides an excellent entertaining and living space, enhanced by large windows and pleasant leafy outlooks. The contemporary kitchen is fitted with a range of integrated appliances, thoughtfully designed to maximise both space and practicality.

The double bedroom is generously sized and well presented, while the modern shower room has been finished to an excellent standard with stylish tiling and quality fixtures.

Perfectly positioned for professionals, first-time buyers or investors alike, The Hamilton's enjoys immediate access to the cafés, restaurants and independent shops of Pontcanna, scenic walks through Bute Park and excellent connectivity to Cardiff City Centre.



# 548.00 sq ft

## Entrance Hallway

Welcoming entrance hallway providing access to all rooms, benefiting from built-in storage, smooth plastered walls, radiator heating and stylish tiled flooring.

## Kitchen/Lounge/Diner

12'5 x 10'8

A spacious and bright open-plan living area with ample room for both lounge and dining furniture. The contemporary fitted kitchen offers a range of integrated appliances and cleverly designed storage, creating a stylish yet practical living space. Finished with a radiator and attractive herringbone-style wood flooring throughout.

## Bedroom

8'4 x 11'1

A well-proportioned double bedroom with pleasant outlooks, radiator heating and fitted carpet flooring, with space for additional bedroom furniture.

## Shower Room

6'7 x 3'3

Modern shower room fitted with a walk-in shower, wash hand basin and WC, finished with contemporary tiling, heated towel radiator and tiled flooring.

## Additional Information

Tenure: Leasehold

Lease Term: 225 years with approximately 221 years remaining

Annual Service Charge: £1,965 per annum

Ground Rent: Peppercorn rent payable indefinitely

Council Tax Band: C (Cardiff)

EPC Rating: E

Please note: All lease details, service charges and ground rent information should be confirmed by your legal representative.

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations.

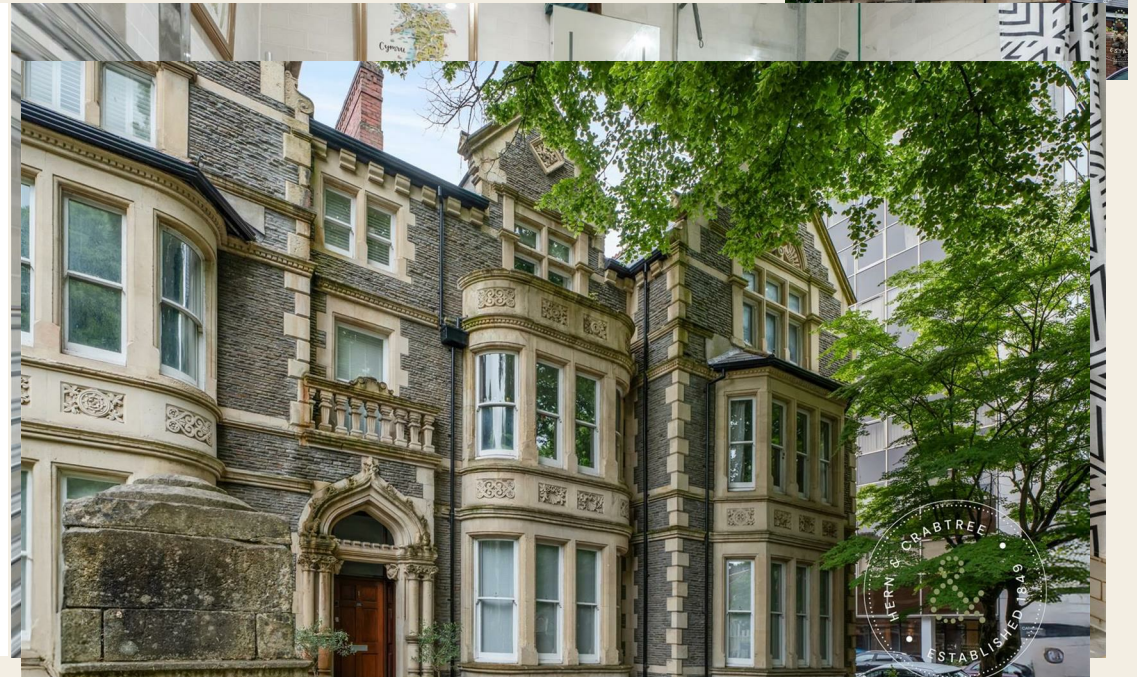
Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.

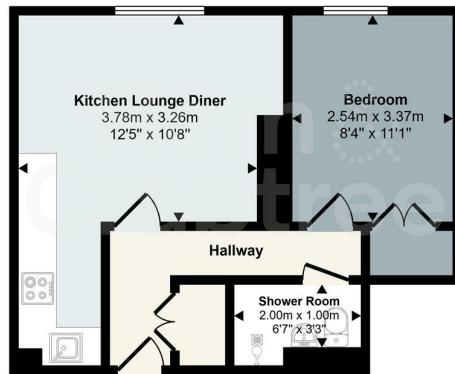


# Good old-fashioned service with a modern way of thinking.

Energy Efficiency Rating		
	Current	Potential
Very 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>		
(39-54) <b>E</b>	52	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive



Approx Gross Internal Area  
37 sq m / 395 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.

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