

# Tair Erw Gain

THE LAUNDRY QUARTER, PONTCANNA, CF11 9FT

GUIDE PRICE £450,000

Hern & Crabtree



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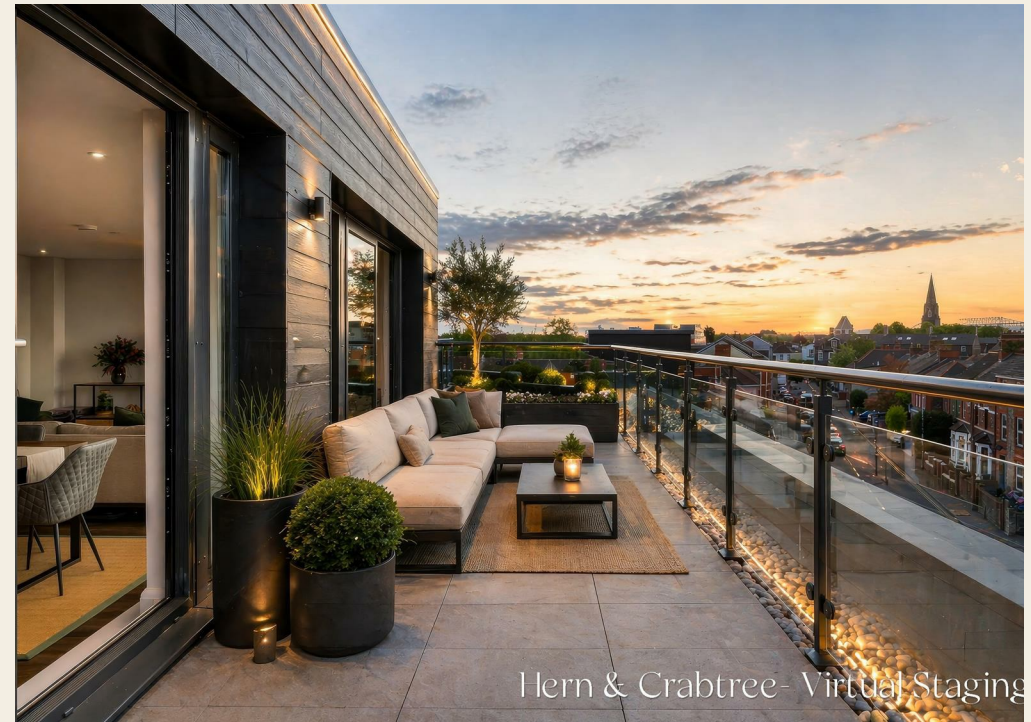
Set within The Laundry Quarter in the heart of Pontcanna, this penthouse apartment offers a rare combination of elevated living and refined design, with far reaching views across Cardiff's most recognisable landmarks. Positioned on the top floor and accessed via lift, the apartment has been immaculately maintained and carefully arranged to maximise light and space.

At its centre lies an impressive open plan kitchen, living and dining room where wide sliding doors dissolve the boundary between inside and out, opening onto a generous terrace. From here, the city unfolds in a sequence of striking vistas, from the Principality Stadium and historic church spires to the coastline at Penarth and the green rise of the surrounding hills.

The interiors are calm and cohesive, with a considered palette and quality finishes throughout. Two well proportioned double bedrooms are complemented by a sleek en suite and a separate bathroom, while practical additions such as a dedicated laundry room and ample storage enhance everyday living.

Pontcanna remains one of Cardiff's most sought after neighbourhoods, known for its independent cafés, restaurants and artisan shops along Cathedral Road and Pontcanna Street. Nearby green spaces include Pontcanna Fields and Bute Park, offering expansive parkland along the River Taff. The city centre is within comfortable walking distance, while excellent transport links provide easy access to Cardiff Central station and beyond. Well regarded schools and a strong sense of community further define the area's enduring appeal.

This is a home that balances urban energy with a sense of retreat, offering both outlook and atmosphere in equal measure.



Hern & Crabtree- Virtual Staging



# 972.00 sq ft

## Communal Entrance & Lift Access

A well maintained communal entrance with secure access. A lift rises to the top floor, where the apartment is positioned, offering a sense of privacy and elevation.

## Entrance Hall

A skylight window draws natural light into this L shaped hallway, creating an immediate sense of space. Finished with luxury vinyl flooring, the hall benefits from two generous built in storage cupboards and an electric radiator. Doors lead to all principal rooms.

## Laundry Room

Accessed from the hallway, this practical space is fitted with plumbing for a washing machine, houses the hot water immersion tank and provides additional storage.

## Bathroom

A well appointed bathroom featuring a panelled bath with shower over and glass screen. Tiled walls complement a wash hand basin, WC and heated towel rail. Further benefits include a shaver point, extractor fan and luxury vinyl flooring.

## Open Plan Kitchen Living Dining Room

Three sets of sliding patio doors flood the space with natural light and open directly onto the terrace, framing far reaching views. The living and dining areas continue the luxury vinyl flooring and are served by electric heaters. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink with mixer tap. Integrated appliances include a dishwasher, fridge, freezer, wine cooler, oven, additional oven and a four ring electric hob with cooker hood above. A central island provides further preparation space and a breakfast bar for informal dining.

## Bedroom One

Double glazed windows allow for good natural light. The room is finished with luxury vinyl flooring and an electric heater, and benefits from access to a private en suite.

## En Suite Shower Room

Fitted with a double shower enclosure, WC and wall hung wash hand basin with vanity storage. Part tiled walls are complemented by vinyl flooring, with a heated towel rail, shaver point and extractor fan completing the space.

## Bedroom Two

A further double bedroom with double glazed windows, luxury vinyl flooring and a heated towel rail.

## External Space

The property enjoys a generous private terrace with glass balustrade and paved seating area. The elevated position provides sweeping views across Cardiff, taking in the city skyline, the Principality Stadium, St John's Church and extending towards Penarth. In the opposite direction, the outlook stretches across Canton and Pontcanna towards the surrounding hills. Residents also benefit from access to a communal roof terrace.

## Parking

Allocated parking space.

## Tenure

Leasehold. 999 years from 2021 with 994 years remaining. Peppercorn ground rent. £2,040 Annual service & maintenance charge.

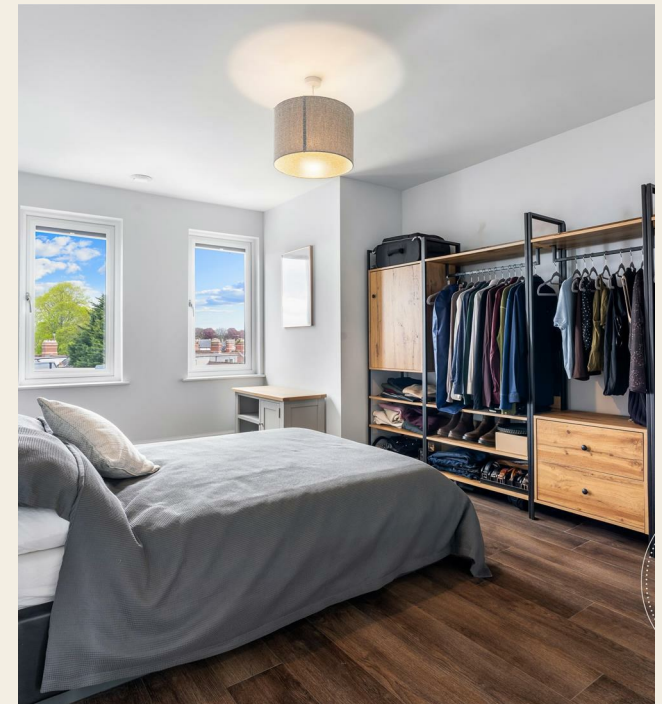
## Additional Information

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

## Disclaimer

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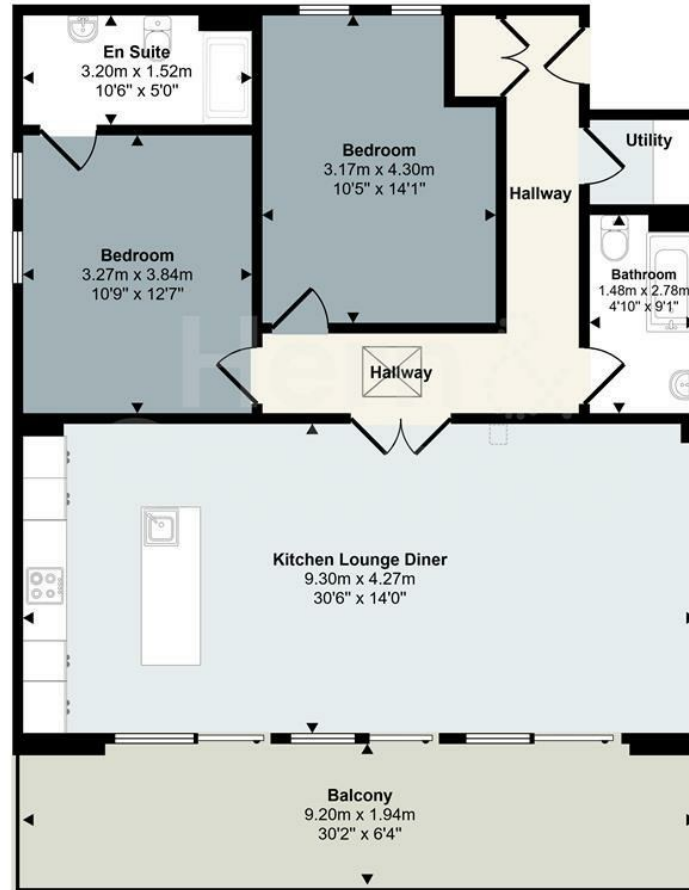




Approx Gross Internal Area  
90 sq m / 972 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floorplan

Denotes head height below 1.5m

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.

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



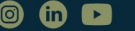
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