

Cathedral Road

| Pontcanna | CF11 9PG

Parkwood
Chiropractic
Clinic

029 2022 8889

Registered Members of the British Chiropractic Association

Opal Dental Practice



CATHEDRAL ROAD

Guide Price £235,000

A charming two bedroom flat located on Cathedral Road in the heart of Cardiff! This delightful first-floor property boasts a spacious kitchen/living room, perfect for entertaining guests or simply relaxing after a long day. Situated in a prime location, this flat provides easy access to all the amenities and attractions that Cardiff has to offer. Whether you fancy a leisurely stroll in the nearby parks or a shopping spree in the bustling city centre, this property is ideally located for both work and play.

The accommodation in brief comprises of: Hall, kitchen/living room, two bedrooms and a bathroom. Allocated parking space to the rear.

Please call our Hern and Crabtree Pontcanna office for more information.



Communal Entrance

Stairs rising up to the top floor.

Hall

Enter from the communal entrance. Intercom phone. Wooden laminate flooring. Doors leading to:

Kitchen/Living Room

18'8" max x 12'6" max

Open plan kitchen and living room. Glazed wooden sash bay window with stained glass to the front elevation. Glazed wooden sash window to the side elevation. Kitchen laid to one side. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated Four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Integrated washing machine. Wooden laminate flooring. Vertical radiator. Coved ceiling.

Bedroom One

9'8" max x 12'11" max

Double glazed part obscure window to the rear elevation. Coved ceiling. Wooden laminate flooring. Radiator.

Bedroom Two

7'6" max x 14'7" max

Glazed wooden sash window with stained glass to the front elevation. Coved ceiling. Wooden laminate flooring. Radiator.

Bathroom

4'1" max x 7'10" max

W/C and wash hand basin. Bath with plumbed shower over. Vanity cupboard. Extractor fan. Gas combination boiler. Heated towel rail. Wooden laminate flooring. Part tiled walls.

Additional Information

Allocated parking space to the rear.

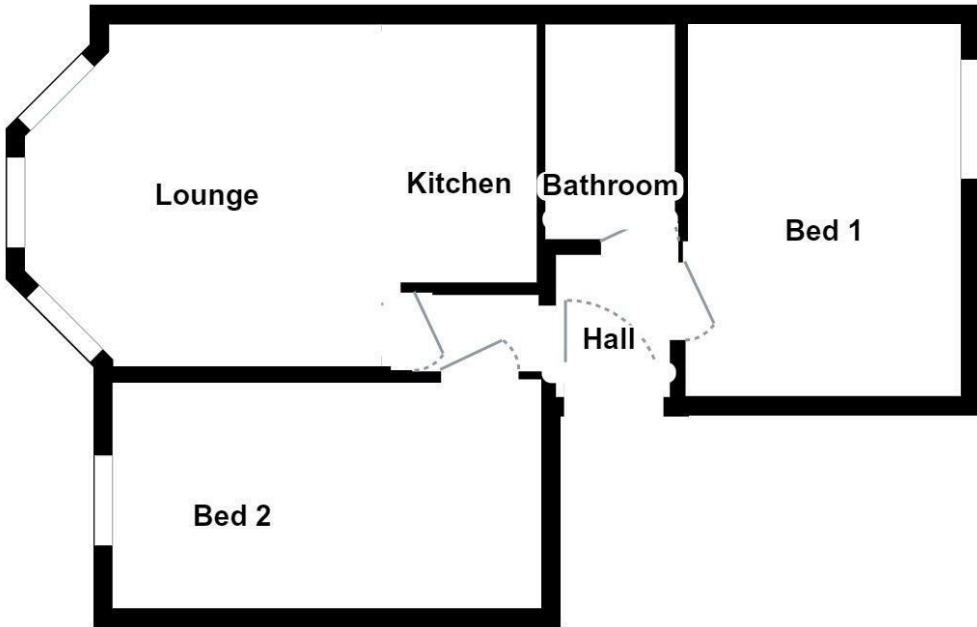
Tenure

Leasehold. 189 years from 1989 with 154 years remaining. Peppercorn ground rent. Approximately £500 per annum.



Call Hern & Crabtree to arrange a viewing on 02920 228135

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales		EU Directive 2002/91/EC



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

<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.