

Pearl Street

CARDIFF, CF24 1PL

GUIDE PRICE £125,000

Hern &
Crabtree



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This well-presented two-bedroom, second floor apartment offers light-filled, spacious accommodation ideally suited to first-time buyers and investors alike.

Step inside and you'll find a generously sized living and dining room — an ideal space for relaxing or entertaining. The separate fitted kitchen provides ample storage and workspace, offering a practical layout for modern living. Two well-proportioned bedrooms and a family bathroom complete the interior, making this an appealing and versatile home.

Outside, the property benefits from a secure resident's car park.

Offered to the market with no onward chain, this apartment presents a fantastic opportunity to secure a spacious home in a well-connected location just moments from local amenities, green spaces, and Cardiff's lively cultural scene.

Early viewing is highly recommended. Contact Hern & Crabtree Pontcanna today for further information or to arrange your appointment.



509.00 sq ft

Hallway

Enter via a wooden door. Tiled flooring. Loft access hatch.

Kitchen

Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback. Plumbing for washing machine. Space for further appliances. Vinyl flooring. Radiator. Extractor fan.

Lounge

Double glazed window to the front elevation. Radiator.

Bedroom One

Double glazed window to the rear elevation. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator. Fitted cupboard with concealed gas combination boiler.

Bathroom

Double glazed window. W/C and wash hand basin. P-shaped bath with electric shower over and glass splashback screen. Part tiled walls. Tiled flooring. Radiator. Extractor fan.

Communal Areas

Enter via a gated communal entrance. Secure communal parking to the rear.

Additional Information

Share of the freehold. 125 years from 1994 with 94 years remaining. Annual service & maintenance charges £378. Council Tax Band C (Cardiff). EPC rating TBC.

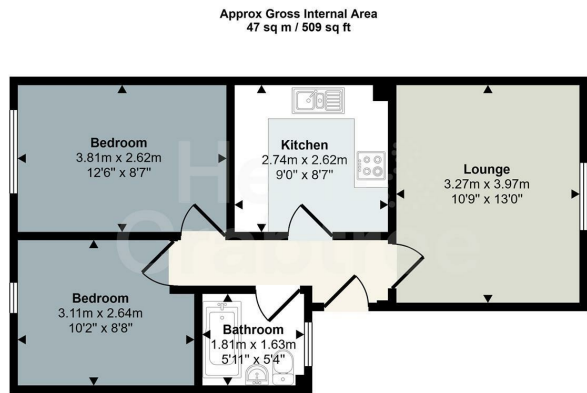
Disclaimer

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.



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.

