

Cowbridge Road East

| Riverside | Cardiff | CF11 9AF

COWBRIDGE ROAD EAST

Guide Price £235,000



A much larger than average and very nicely presented first floor flat, Situated just a few minutes from Cardiff City Centre and a stroll from the bistros of Pontcanna, the flat is brilliantly located. The flat is of excellent standard and modern throughout with accommodation comprising an entrance hallway, a large open plan living room and kitchen with built in appliances, two double bedrooms, the master bedroom boasting an ensuite and finally a separate guest shower room. The flat comes with many storage options, including loft space, which has been boarded. Finally, there is secure allocated parking to the rear with bike storage and a well maintained forecourt at the front.

Share of Freehold & No Chain

Communal Entrance

Stair rise up from a communal entrance serving three apartments, to the first floor.

Hallway

Radiator, video entrance com phone, fitted storage cupboard, wood laminate flooring. Split level hallway with step, further radiator and window to side offering light. Additional storage cupboard with built in shelving.

Living Room/ Kitchen Diner

21'9 max x 17'8 max into bay
Open plan living room, diner and kitchen. Double glazed PVC bay and a half window to the front. Kitchen has a range of wall and base units with work tops over and a central island with stainless steel sink and drainer, plumbing for washing machine, plumbing for dishwasher. Integrated four

ring gas hob, integrated oven, glass splash back and cooker hood over. Integrated fridge freezer, wood laminate flooring throughout. Two vertical radiators with additional column radiator into bay. Feature fireplace.

Bedroom One

11'6 max into recess x 14'3 max
Double glazed windows to the rear and side, radiator, loft access hatch, door to en-suite.

En-suite

7'9 max x 8'3 max
Double glazed skylight window, extractor fan, vaulted ceiling. Four piece bathroom suite consisting of bath with central mixer, shower with electric shower, WC, wash hand basin. Half tiled walls, laminate flooring, shaver point and heated towel rail.

Bedroom Two

8'9 max 10'10 max
Double glazed window to the rear, wood laminate flooring, radiator.

Shower Room

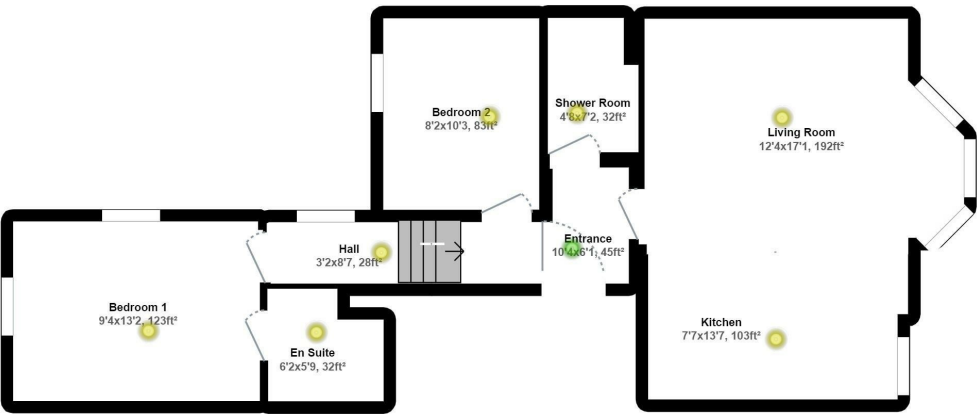
4'7 x 7'3
Double glazed obscured window offering light. Double shower with plumbed shower, mirrored vanity cupboard, WC, wash hand basin, tiled splash back. Wood laminate flooring, heated towel rail.

Additional Information

Gated off street parking, allocated parking space. Service charge £50pcm



Call Hern & Crabtree to arrange a viewing on **02920 228135**



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		
		76
	63	
England & Wales	EU Directive 2002/91/EC	



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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.