

Sophia Close

PONTCANNA, CF11 9FS

GUIDE PRICE £270,000

**Hern &
Crabtree**



Sophia Close

An impressive, stylish and beautifully presented apartment situated in the thriving Pontcanna area of Cardiff and situated just a stone's throw from the city centre.

This immaculate property comes with the benefit of under croft parking, a private balcony and a share of the freehold.

The accommodation comprises: communal entrance, inner hallway, open plan lounge/ dining/ kitchen with access to a balcony, a lovely double bedroom with built in wardrobes and a modern bathroom.

The property is situated in a wonderful location for those looking to enjoy a lifestyle within easy walking distance to parks, restaurants, cafes and bars, Pontcanna offers a wide array of attractions including Sophia Gardens, Bute park and Llandaff fields. The city centre is a vibrant collection of museums, large retailers and entertainment attractions.

Viewings of this stunning apartment come highly recommended to fully appreciate!



538.20 sq ft

Entrance

The property is situated on the top floor, communal access hallway with security entrance telephone system.

Inner hallway

A light inner hallway with large window. Telephone entrance system. Smooth plastered ceiling. Spotlights to the ceiling. Electric radiator. Doors to the bedroom, bathroom and door to:

Lounge area

A beautifully presented open plan lounge/ dining/ kitchen.

Lounge area

Double glazed door to the juliette balcony. Floor to ceiling double glazed window. Smooth plastered ceiling. Spotlights to the ceiling.

Kitchen/ dining area

A stylish open plan kitchen/ dining area. Well designed and offering a good range of matching wall and base units with cupboards and drawers with navy panelled doors and marble effect work surfaces over. Stainless steel sink drainer unit with mixer tap over. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Integrated electric oven with electric hob and extractor fan above. Double glazed french doors to the private balcony area.

Balcony

A lovely private balcony area accessed from the kitchen area. Space for table and chairs. Lovely rooftop views over Pontcanna.

Bedroom

A beautifully presented double bedroom. Featuring two skylight windows. Smooth plastered ceiling. Ceiling light point. Wired for wall lights. Wall to wall, floor to ceiling built in wardrobes with hanging rails and shelving offering excellent storage facilities. Fitted dressing table style unit with a generous amount of drawers offering further storage.

Bathroom

A contemporary style bathroom offering a three piece suite in white comprising: panelled bath with mains pressure shower over and fitted shower screen, pedestal wash hand

basin and WC with hidden cistern. Walls are part tiled. Heated towel radiator. Feature flooring. Smooth plastered ceiling. Spotlights to the ceiling. Extractor.

Under croft parking

Designated off road, under croft parking for one vehicle.

Additional information

Service charge information: £1156 per annum

Share of freehold with 997 year lease

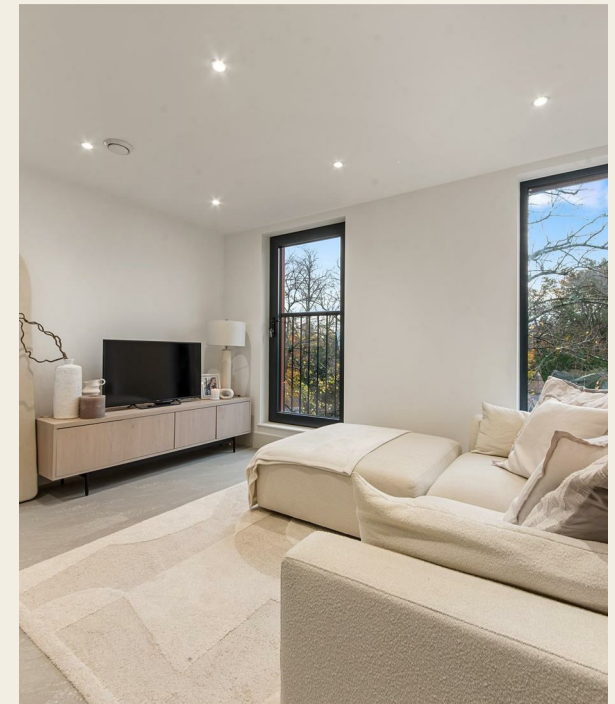
Council Tax D

EPC Band C

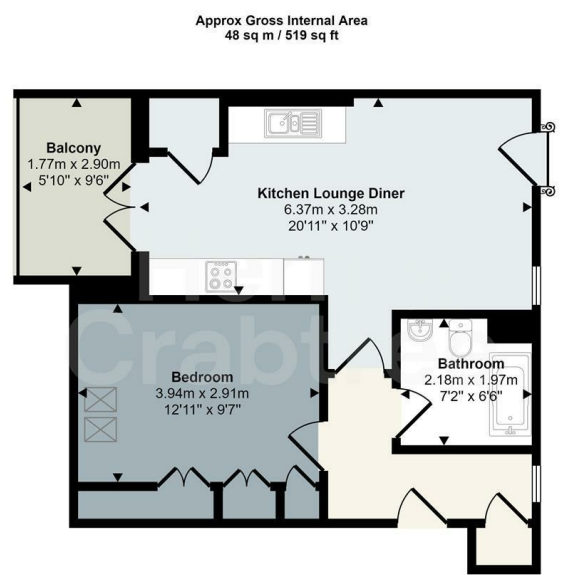
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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



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