

Hern & Crabtree

Sophia Walk

| Pontcanna | Cardiff | CF11 9LE

SOPHIA WALK

Guide Price £240,000



This generous sized duplex-maisonette is situated at the head of a little known residential lane on the outskirts on Pontcanna, bordering picturesque Sophia Gardens and within walking distance of the city centre.

Sold with no onward chain, this property represents something of a rarity to the local market. The accommodation comprises the entrance hall with stairs rising to the first floor hall, ground floor double bedroom, three-piece shower room, first-floor living-dining room, separate kitchen and second double-bedroom.

The property comes with allocated, off-street parking. A wonderful opportunity, not to be missed!

Please call Hern & Crabtree, Pontcanna for more information.

Entrance Hall

Access via glazed front door, opening to hall with double glazed window to front, coved ceiling, radiator and stairs rising to first floor. Doors to bedroom and shower room.

Bedroom One

11'4" x 9'8"

Window to front, coved ceiling, radiator, power points.

Shower Room

Comprising a low-level W.C, pedestal wash hand basin and walk in shower unit. Coved ceiling, tiled walls, extractor, radiator and obscured double glazed window to side.

First Floor Landing/Hall

Doors to bedroom, kitchen and living-dining room.

Living Room

16'8" x 12'2"

Double glazed windows to

front and rear, coved ceiling, radiator, TV point and power points.

Kitchen

6'7" x 9'7"

Fitted wall and base units with worktops over and stainless steel sink unit with drainer and mixer-tap.

Space for cooker and white goods, tiled splash backs, radiator, power points and window to rear.

Bedroom Two

12'5" x 10'2"

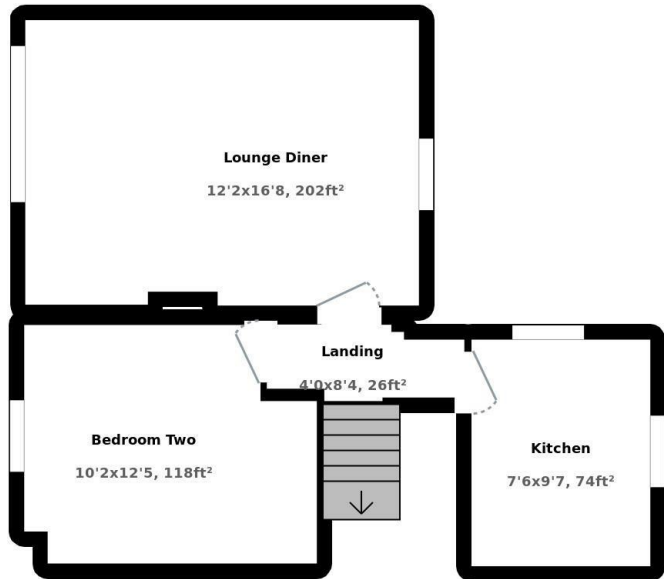
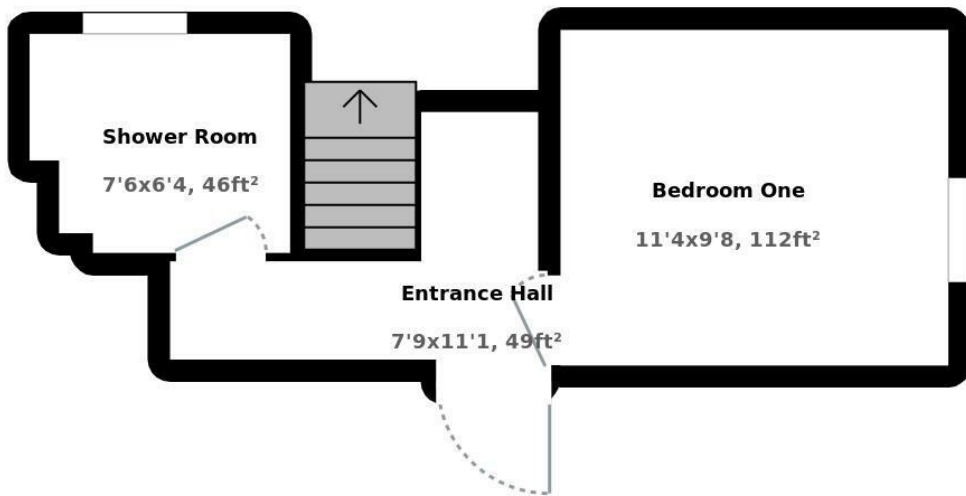
Window to front, coved ceiling, radiator, power points and fitted bedroom furniture.

Tenure

We have been advised that the property is Leasehold. - Please contact the office for more information in regards to lease length and charges associated



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		
	63	80
England & Wales	EU Directive 2002/91/EC	



87 Pontcanna Street, Pontcanna, Cardiff, 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.