



The Laundry Quarter

| Pontcanna | Cardiff | CF11 9FT

THE LAUNDRY QUARTER

Guide Price £315,000



This stunning first floor apartment, located in the highly sought after Laundry Quarter of Pontcanna. This property offers the unique opportunity to be part of an emerging and vibrant community, with all the benefits of modern living. The apartment is being offered with no chain, so you can move in as soon as possible. The apartment has one dedicated car parking space and access to a secure communal bike store. It also benefits from a communal rooftop terrace with excellent views of the city for the sole benefit of the residents

Two well proportioned bedrooms with the master bedroom having an en suite shower room. The family bathroom has a modern suite with a shower over the bath. The main living area has ample space for both living and dining furniture. The modern kitchen has a range of wall and base units and includes an integrated oven, hob, fridge freezer and dishwasher. The kitchen also offers plenty of worktop space for food preparation.

Pontcanna is a lively area, known for its independent shops, cafes and restaurants. It is well connected to Cardiff Bay, with an array of bars, restaurants and attractions nearby. With its excellent transport links, you can enjoy a short commute into the city centre or explore further afield with ease.

This property is perfect for those looking for an affordable home in a sought after location and would make an ideal purchase for first time buyers or investors alike! If you are looking for a modern home in this popular area then this could be just what you have been searching for!

Entrance

A stylish communal entrance hall. Stairs lead to the upper floors. Lift. Security entrance system.

Hallway

L-shape hallway. Electric heater. Video intercom. Smart panel. Laundry cupboard with hot water tank and plumbing for washing machine. Media and power points.

Kitchen/Living Room

12'4" max x 20'5" max

Open plan kitchen and living room. Double glazed windows. The fitted kitchen is of handleless German design with silestone worktops in a matt black finish. There is a full host of built in appliances which include fridge/freezer, single oven, dishwasher, 60cm induction hob and extractor fan. Stainless steel sink. Luxury vinyl flooring. Series

of spotlights. Media plate with provision for SKY TV. Hyper optic super fast fibre broadband. Radiator.

Bedroom One

10'2" max x 10'7" max

Double glazed window. Luxury vinyl flooring. Door leading to the en suite. Radiator.

En Suite

5'11" max x 7'6" max

Roca and Laufen sanitary ware with feature mirror and storage. Plumbed double shower with rainfall shower head and sliding glass door. Part tiled walls. Shaver point. Luxury vinyl flooring. Heated towel rail.

Bedroom Two

9'9" max x 10' max

Double glazed window. Luxury vinyl flooring. Radiator.

Bathroom

7'3" max x 5'5" max

Roca and Laufen sanitary ware with feature mirror and storage. Bath with plumbed shower over, rainfall shower head and glass splash back screen. Shaver point. Heated towel rail.

Communal Terrace

Communal rooftop terrace for the block. Offering views of the city.

Additional Information

Dedicated car parking space (legally owned as part of this property). Communal secure bike storage. All windows have been fitted with wooden blinds. One-year defect warranty.

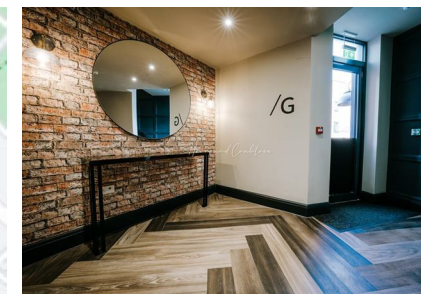
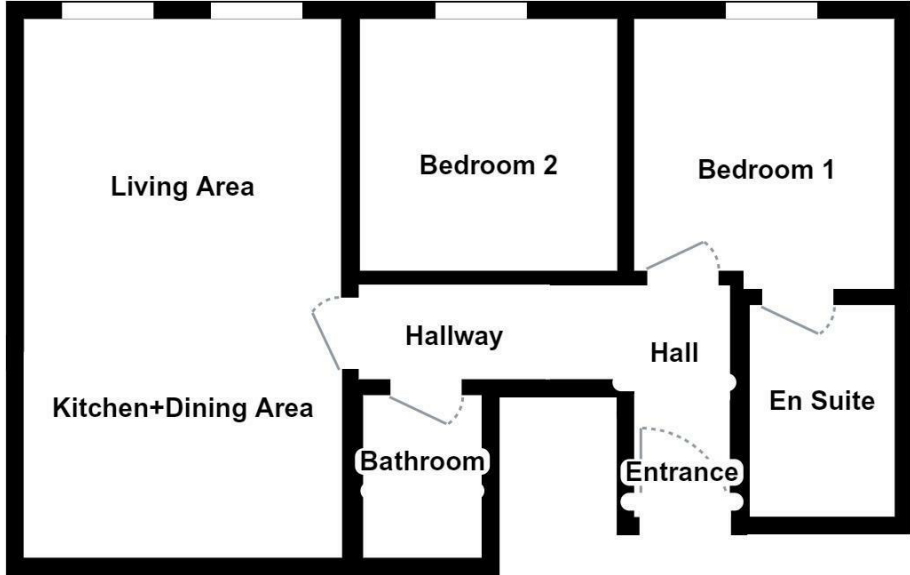
Leasehold Information

999 years on the lease with 997 remaining. £142.35 per month service and maintenance charge. Peppercorn Ground Rent.



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	83	83
(69-80) C		
(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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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.