

Sophia Close

PONTCANNA, CARDIFF, CF11 9FS

GUIDE PRICE £260,000

Hern &
Crabtree



Sophia Close

A Charming One-Bedroom Apartment in a Handsome Victorian Conversion – Undercroft Parking Included!

This beautiful apartment could be an ideal purchase for first-time buyers or buy-to-let investors, with no restrictions on short-term or holiday lettings (e.g. Airbnb).

Tucked away within a beautifully converted Victorian building, this delightful one-bedroom ground floor apartment is located in the heart of a highly desirable and well-connected area—just a short walk to the city centre.

Immaculately presented throughout, the property boasts a bright and airy living space, complemented by multiple windows that invite natural light to pour in. The clean, modern kitchen is thoughtfully designed with sleek cabinetry and integrated appliances—ideal for both everyday living and entertaining.

The double bedroom offers a calm, comfortable retreat, while the modern bathroom is smartly appointed with a crisp, neutral finish. Outside, the convenience of an allocated undercroft parking space adds a rare and valuable asset—particularly in such a central spot.

Further benefits include no onward chain, allowing for a smoother and faster purchase process, and a 10-year build warranty valid until 24 November 2032, offering peace of mind for years to come.

Set within easy reach of excellent transport links, independent shops, cafés, and green open spaces, this apartment would make a perfect first-time buy, professional base, or investment opportunity.



506.00 sq ft

Hallway

Enter from the communal hallway. Telephone intercom. Wooden laminate flooring. Fitted storage cupboard with plumbing for washing machine and hot water tank. Doors leading to:

Kitchen/Lounge/Diner

Double glazed windows to the front elevation. Wall and base units with worktops over. One bowl inset sink with mixer tap. Integrated four ring electric hob with stainless steel splashback and cooker hood over. Integrated dishwasher. Integrated fridge freezer. Wooden laminate flooring. Electric radiator.

Bedroom

Double glazed window. Electric radiator.

Bathroom

Double glazed obscured window. W/C and wash hand basin. Mirrored vanity cabinet. Shower quadrant with fitted shower and glass sliding door. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Parking

One allocated undercroft parking space.

Tenure

Leasehold, with a share of the freehold. 999 years from January 2022 with 996 years remaining. Annual service & maintenance charges £983.76.

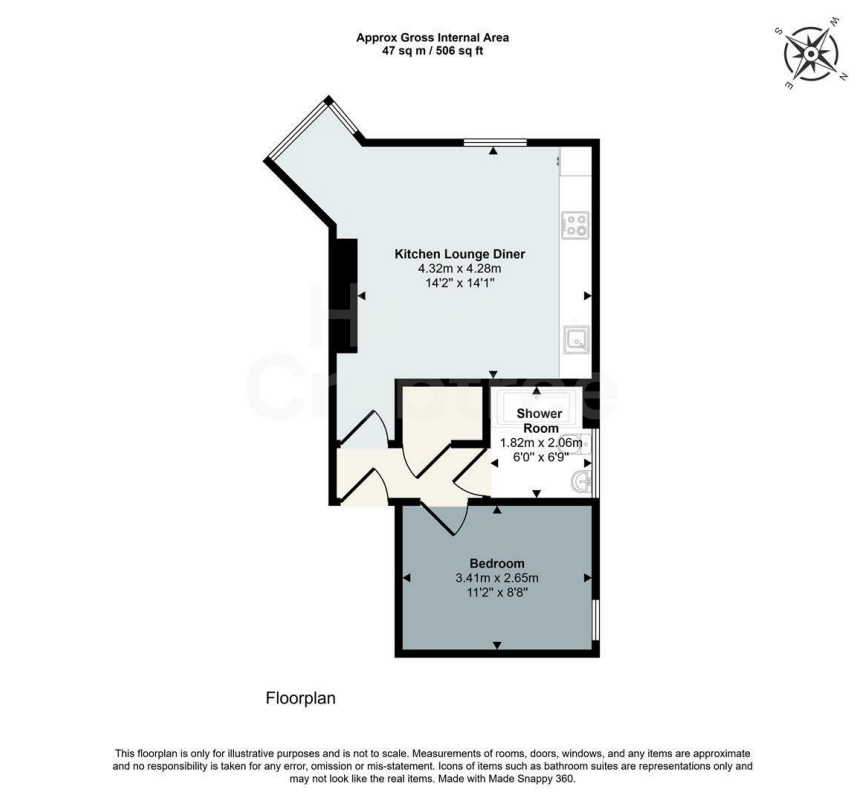
Disclaimer

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.



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	60	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

