

Crwys Road

CATHAYS, CARDIFF, CF24 4PN

GUIDE PRICE £179,950

Hern &
Crabtree



Crwys Road

Occupying a desirable position on the rear upper floor of City Lofts, this striking apartment captures the essence of contemporary urban living in one of Cardiff's most vibrant and well-connected neighbourhoods. Elevated above the city, the aspect enhances both privacy and outlook, with far-reaching views that stretch towards the skyline and the Principality Stadium. Designed with an industrial influence, the home combines high metal ceilings, expansive glazing and a generous sense of light and space to create a refined modern interior.

The open-plan living area has been carefully arranged to flow seamlessly between the kitchen, dining and sitting zones. Newly laid flooring enhances the sense of cohesion, while French doors open onto a private terrace that invites natural light throughout the day. The recently fitted kitchen is both stylish and practical, featuring sleek cabinetry, tiled splashbacks and a range of integrated appliances including a gas hob, oven, dishwasher, fridge freezer and washing machine. Its contemporary design and calm palette create an elegant backdrop for both everyday living and entertaining.

The double bedroom offers a peaceful retreat, softly lit through double-glazed windows, with ample space for wardrobes and furnishings. The bathroom is beautifully finished with modern fittings, a bath with shower over, illuminated mirror and heated towel rail. Underfloor heating, powered by a mains gas wet system, provides consistent warmth and comfort throughout. Residents of City Lofts enjoy a secure gated undercroft parking space, CCTV throughout the building, lift access to all floors and use of a communal residents' lounge, previously utilised as a gym.

Set along Crwys Road in Cathays, the location offers the best of city living, surrounded by independent cafés, artisan bakeries and local amenities. Roath Park and Cathays Park are within easy reach, offering scenic green spaces for walking and relaxation.



686.00 sq ft

Entrance

Entered via a communal entrance with access to the lift.

Entrance Hall

Luxury vinyl flooring. Video com entrance phone. Doors leading off to:

Lounge/Kitchen/Dining Room

18'2" x 21'8"

Double glazed windows and set of french doors overlooking a sitting terrace/balcony with far reaching views towards the City. Industrial style metal ceilings. The recently fitted Kitchen has a four ring gas hob with integrated oven and cooker hood over and tiled splash backs. One and a half bowl sink and drainer with mixer tap. 'Valiant' gas combination boiler enclosed within cupboard. Integrated 'Logic' washing machine. Integrated dish washer. Integrated fridge freezer. Luxury vinyl flooring. Double glazed obscured windows to the side offering natural light. TV point.

Sitting Terrace/Balcony

10'7" x 19'2"

Wrought iron railings. Wood decking. Enjoys far reaching views towards the City.

Bedroom

13'1 x 10'5

Space for wardrobes. Double glazed obscured windows to side. Spot lights. Luxury vinyl flooring.

Bathroom

9'4" x 6'9"

Light up shaving mirror. Fully tiled. WC. Wash hand basin. Heated towel rail. Bath with shower off the mixer tap and glass splash back screen. Vinyl floor. Extractor fan.

Outside

Allocated parking space. Seven visitor parking

spaces. Entered via a secure gated entrance with electric gates. Secure coded bike storage area.

Additional information / Seller's Highlights

Wet system under floor heating through out off the mains gas.

There is a communal room for all residence. (Was previously used as a gym)

Council tax: D £1926 p/a

Private parking space, 4 visitors spaces shared.

City view, Large balcony outdoor area

Security cameras in car park and communal areas

New lift 2025 - New kitchen installed 2025

Loads of local cafes, Metro station being built within a 1 minute walk, 5 min

walk to Roath Park, 10 in walk to Bute Park, 15 min walk to City centre.

What year or how old is the central heating boiler? 2019

What year was the central heating boiler last serviced? 2021

Tenure

You will own a share of the Freehold.

Approximately 102 years remaining on the lease with a ground rent of £50 per annum and a current

service charge of increased £2540 per annum (£635 a quarter). This will need to be verified by your legal representative.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts.

Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the

seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.



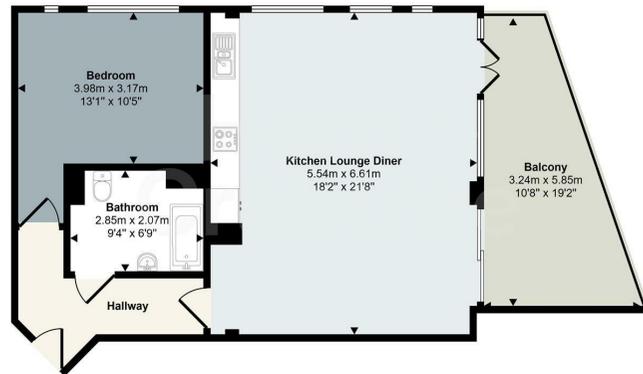
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	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



Approx Gross Internal Area
64 sq m / 686 sq ft



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.



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