

Cwrt Sofia, Cathedral Road

Pontcanna | Cardiff | CF11 9AY

Top Floor Apartment | Asking Price Of £169,950



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PROPERTY DESCRIPTION

****PRIME LOCATION**** An immaculate top floor one bedroom apartment in the sought after area of Pontcanna. The apartment would be ideal for an investor with a current tenancy at £750pcm. The apartment would also be ideal for a first time buyer. The accommodation comprises communal entrance with stairs to first and second floor. Apartment entrance hall with generous space and light, open plan lounge/ dining room/ kitchen, bedroom and a bathroom. Early viewing advised to avoid disappointment. EPC rating C.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 495 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Carpeted flooring. Velux window. Radiator. Video Entry Phone. Ample space for storage and cloaks.

LIVING ROOM/KITCHEN

18' 8" x 14' 0" (5.70m x 4.28m)
Carpeted floor to lounge, radiator and two velux windows. Vinyl flooring to kitchen. Round edged worktops with round stainless steel sink with mixer tap. Gas 4 ring job with extractor over. Fridge, freezer and washing machine.

BEDROOM

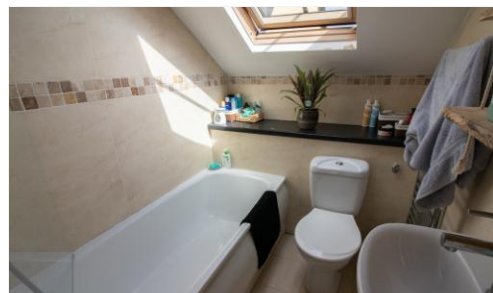
9' 9" x 9' 6" (2.98m x 2.91m)
Carpeted flooring. Velux window. Fitted built in wardrobes - one of which housing combi boiler. Radiator.

BATHROOM

5' 1" x 7' 8" (1.55m x 2.35m) Velux window. Tiled floor and walls. Panelled bath with hot and cold tap and shower above. Pedestal wash hand basin with mixer tap. Heated towel rail. WC.

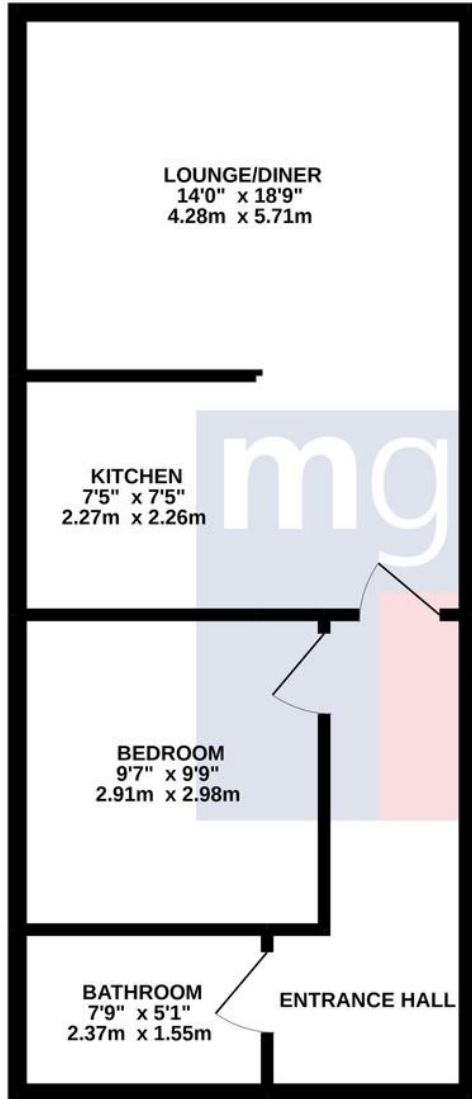
TENURE

MGY are advised that the property is leasehold.

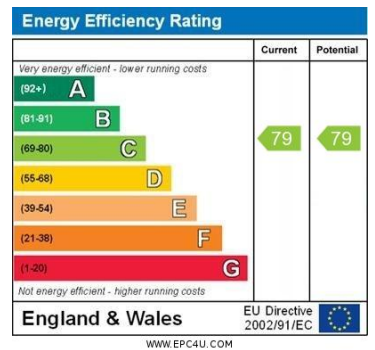


FLOORPLANS

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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