

# Connaught House, Cathedral Road

Pontcanna | Cardiff | CF11 9HD

**Second Floor Apartment | Asking Price Of £149,950**



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# PROPERTY DESCRIPTION

**\*\*PRIME LOCATION\*\*** **\*\*NO CHAIN\*\***A generous size second floor one bedroom apartment in the sought after area of Pontcanna. The apartment would be ideal for an investor or first time buyer. The accommodation comprises communal entrance with stairs and lift to all floors. Apartment entrance hall with generous space and light, open plan living room, separate kitchen, bedroom and a bathroom. Allocated off road parking. Early viewing advised to avoid disappointment. EPC rating C.

- **Tenure** Leasehold
- **Council Tax Band** D
- **Floor Area (approx.)** 764 sq ft
- **Viewing Arrangements** Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door.  
Laminate flooring. Two single glazed windows to each side.  
Radiator. Door to;

## INNER HALLWAY

Entry phone. Radiator. Laminate flooring. Three storage cupboards, one of which houses the boiler. Thermostat.

## LIVING ROOM

11' 6" x 19' 6" (3.51m x 5.96m) Two single glazed windows to rear.  
Laminate flooring. Radiator. TV and telephone point.

## KITCHEN

10' 4" x 11' 5" (3.16m x 3.49m)  
Velux window to side. Vinyl flooring. Round edged worktops incorporating four ring gas hob and stainless steel sink with hot and cold tap. Integrated oven. Space for fridge freezer and washing machine. Radiator. Tiled splashbacks.

## BEDROOM

11' 10" x 12' 10" (3.63m x 3.92m)  
Two single glazed windows to side. Carpeted flooring. Radiator.

## BATHROOM

Obscure single glazed window to side. Panelled bath with hot and cold tap and electric shower above. WC. Pedestal wash and basin with hot and cold tap. Shaver point. Radiator.

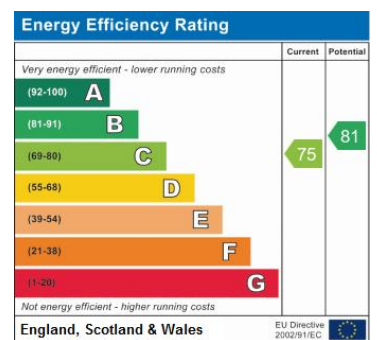
## OUTSIDE

Communal gardens. One allocated parking space to rear of building.

## TENURE

MGY are advised that the property is leasehold.





**Pontcanna 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff CF11 9HS

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