

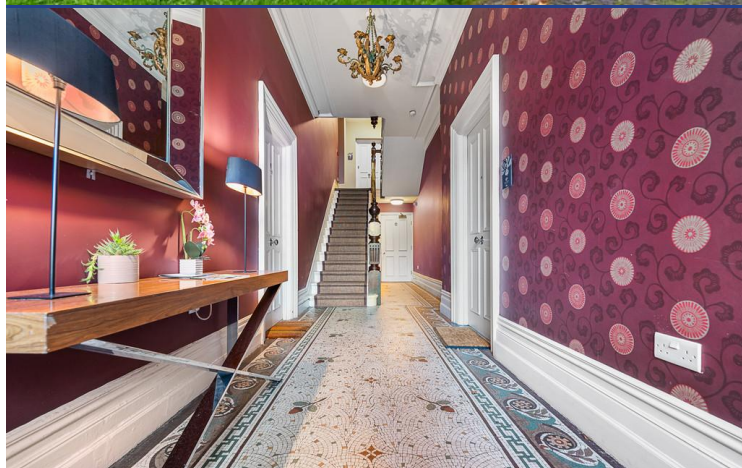
# Cathedral Road, Pontcanna, Cardiff, CF11 9QH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£175,000**



Apartment



# Property Description

**\*\*INVESTORS ONLY\*\*** MGY are delighted to bring to market this modern one bedroom, second floor apartment situated in the highly sought after area of Pontcanna. The development is one of the most prestigious on Cathedral Road and this handsome Victorian villa comprises of 9 luxury apartments. The accommodation briefly comprises of entrance hallway, open plan living area with fitted kitchen, double bedroom and a shower room. The property benefits from electric central heating. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 313 sq ft

Viewing Arrangements  
Strictly by appointment

## FRONTAGE

Landscaped garden with pathway leading to entrance hallway. Original tiled floor, original half glazed communal front door into communal entrance hallway.

## COMMUNAL HALLWAY

Original tiled floor; picture rail, coving, light fitting, stairs rising to second floor, front door to Apartment 9.

## INNER HALLWAY

Plain ceiling, spot lights, power points, skirting boards, video entry phone system, doors to all rooms. We have been informed by the vendor that the property has a very large loft space which is accessed by a loft ladder.

## OPEN PLAN L-SHAPED LOUNGE AND FITTED KITCHEN

12' 11" x 8' 11" (3.94m x 2.72m)

## LOUNGE AREA

Plain ceiling, spotlights, velux roof light, double glazed window to the rear, telephone point, TV aerial point, power points, skirting boards, central heating thermostat.

## KITCHEN AREA

6' 5" x 6' 3" (1.98m x 1.91m)  
Fitted kitchen with a range of wall and base units and 'Quartz' working surfaces with up stand, 'Siemens' four ring electric hob, electric oven, extractor fan, under county sink with mixer taps, integrated 'Siemens' larder fridge, plain ceiling, spotlights, velux roof light, power points. Oak door to the utility cupboard which has plumbing for a washing machine. Electric water heater.

## BEDROOM

10' 7" x 7' 4" (3.23m x 2.24m)  
Plain ceiling, spotlights, double glazed window to the rear, power points, telephone point, skirting boards and radiator.

## SHOWER ROOM

'Duravit' bathroom suite comprising of double shower enclosure with chrome fittings and chrome and glass door, part tiled walls, tiled floor, WC, wash hand basin, mirror, double glazed window to the side and heated towel rail.

## TENURE

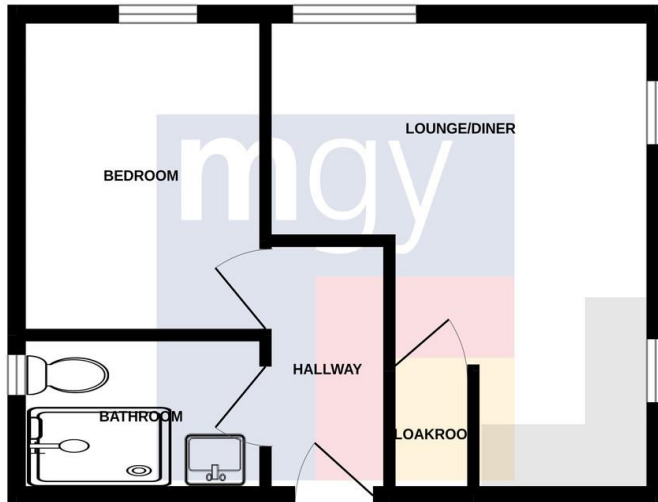
MGY are advised that the property is leasehold, 150 years from 1st April 2007. Service charge is £1310.16 per annum. Ground rent is £250 per annum.

Cathedral Road,  
Pontcanna, Cardiff, CF11 9QH



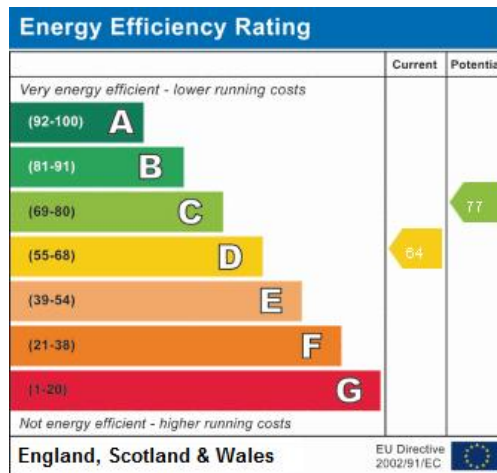
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## SECOND FLOOR



FLAT 9 'MAGNOLIA' 129 CATHEDRAL ROAD, CARDIFF CF11 9QH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**Pontcanna 02920 397152**

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