

Cathedral Road,

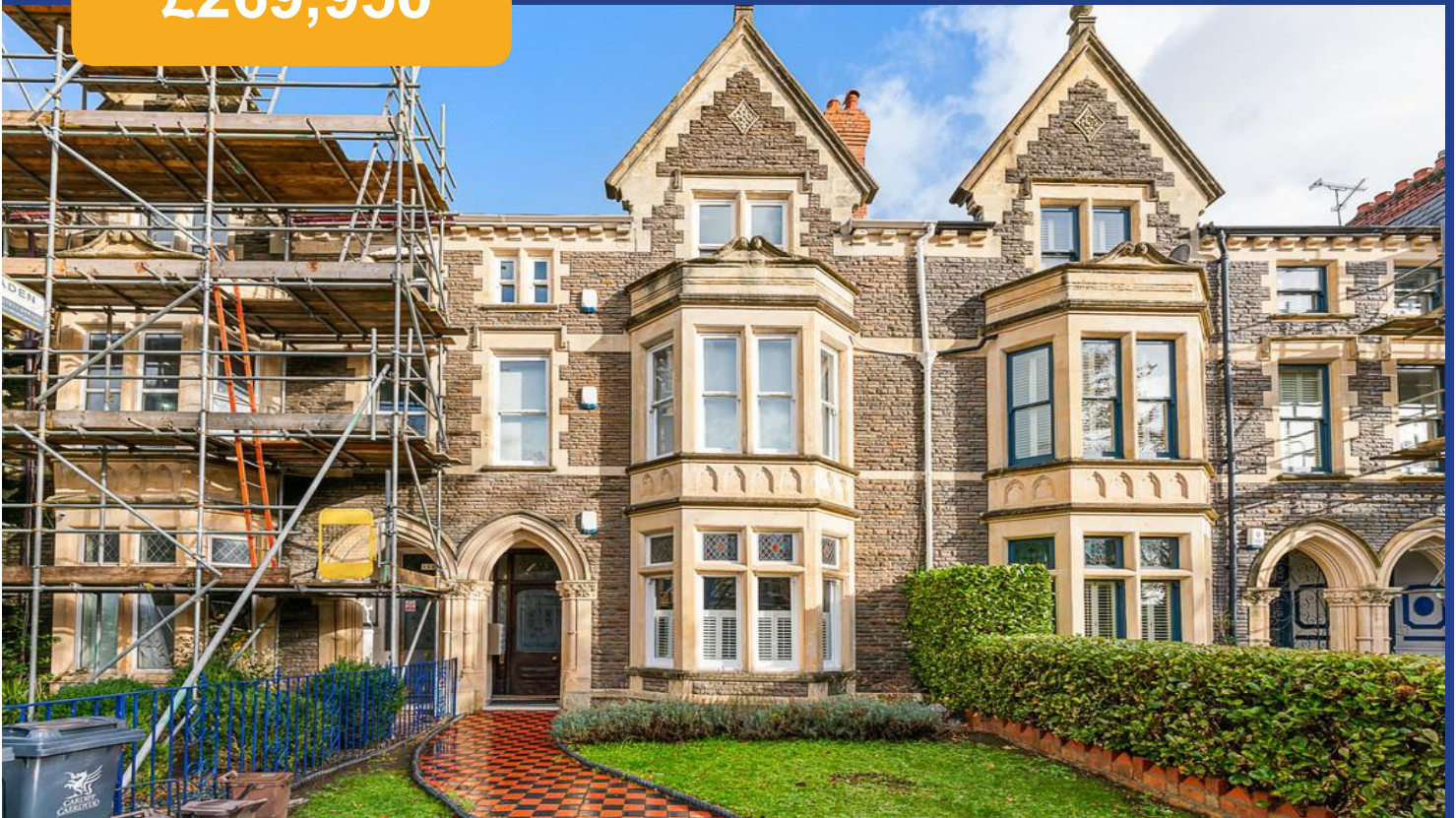
Cardiff, CF11 9JB



Estate Agents and
Chartered Surveyors

Asking Price Of

£269,950



Apartment



Property Description

****RARELY AVAILABLE APARTMENT**** Located at the edge of the City Centre in the heart of Pontcanna with its street cafes, restaurants and designer shops and yet within walking distance of open Parklands of Pontcanna Fields and with easy access to the M4 East/West motorway is this two bedroom, two bathroom mezzanine apartment. The accommodation comprises of entrance hallway, mezzanine lounge, kitchen/dining room, two double bedrooms, bathroom and shower room. Viewing Highly Recommended. NO CHAIN.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 1,163 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpeted flooring. Doors to open plan lounge/kitchen with mezzanine level, two bedrooms and WC. Spotlights. Power points. Wall mounted intercom security system.

LIVING ROOM/KITCHEN

20' 0" x 15' 0" (6.10m x 4.58m)
Sash windows to front. Wooden flooring. Alcoves. Spotlights throughout with additional wall lighting. TV and telephone point. Power points. Fully fitted kitchen with range of wall, base and drawer units with round edged worktops over incorporating four ring gas hob with electric oven beneath and extractor fan above, and stainless steel sink with drainer and mixer tap over. Integrated appliances such as dishwasher, fridge-freezer and washing machine. Power points.

MEZZANINE LEVEL

20' 0" x 11' 1" (6.10m x 3.40m)
Additional living area with carpeted flooring. Internal glass mezzanine surround which looks down onto living room. TV point.

WC

3' 1" x 8' 0" (0.94m x 2.46m)
WC. Vanity enclosed wash hand basin with mixer tap.

MASTER BEDROOM

10' 0" x 16' 11" (3.06m x 5.16m)
Double glazed window to side. Carpeted flooring. Radiator. Power point. TV point. Large fitted wardrobe.

EN SUITE

10' 0" x 9' 11" (3.06m x 3.04m)
Double glazed obscure window to side. Tiled walls and floor. Concealed storage unit incorporating wash hand basin with mixer tap over. Wall mounted towel rail. Walk in shower cubicle with mains powered shower over. Extractor fan. Spotlights. Wall mounted mirror. Door to;

SEPARATE WC

5' 11" x 5' 2" (1.82m x 1.60m)
Tiled flooring. Combi-boiler.

BEDROOM TWO

14' 0" x 13' 11" (4.28m x 4.26m)
Double glazed window to rear. Carpet to floor. Power points. Radiator. TV aerial point. Power points. Door to;

SHOWER ROOM

7' 5" x 4' 11" (2.28m x 1.52m)
Double glazed obscure window to rear. Tiled floor. Concealed storage unit incorporating wash hand basin with mixer tap over. WC. Walk in shower cubicle with mains powered shower over. Extractor fan. Spotlights.

OUTSIDE

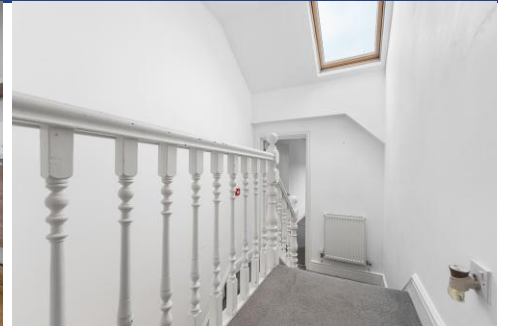
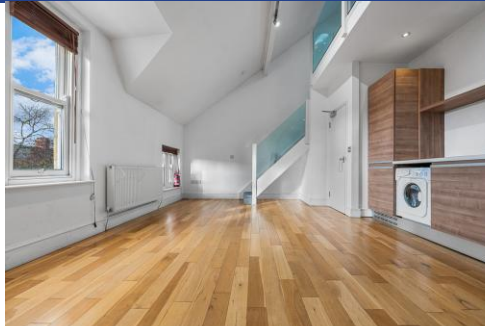
Front - Communal front garden.

TENURE

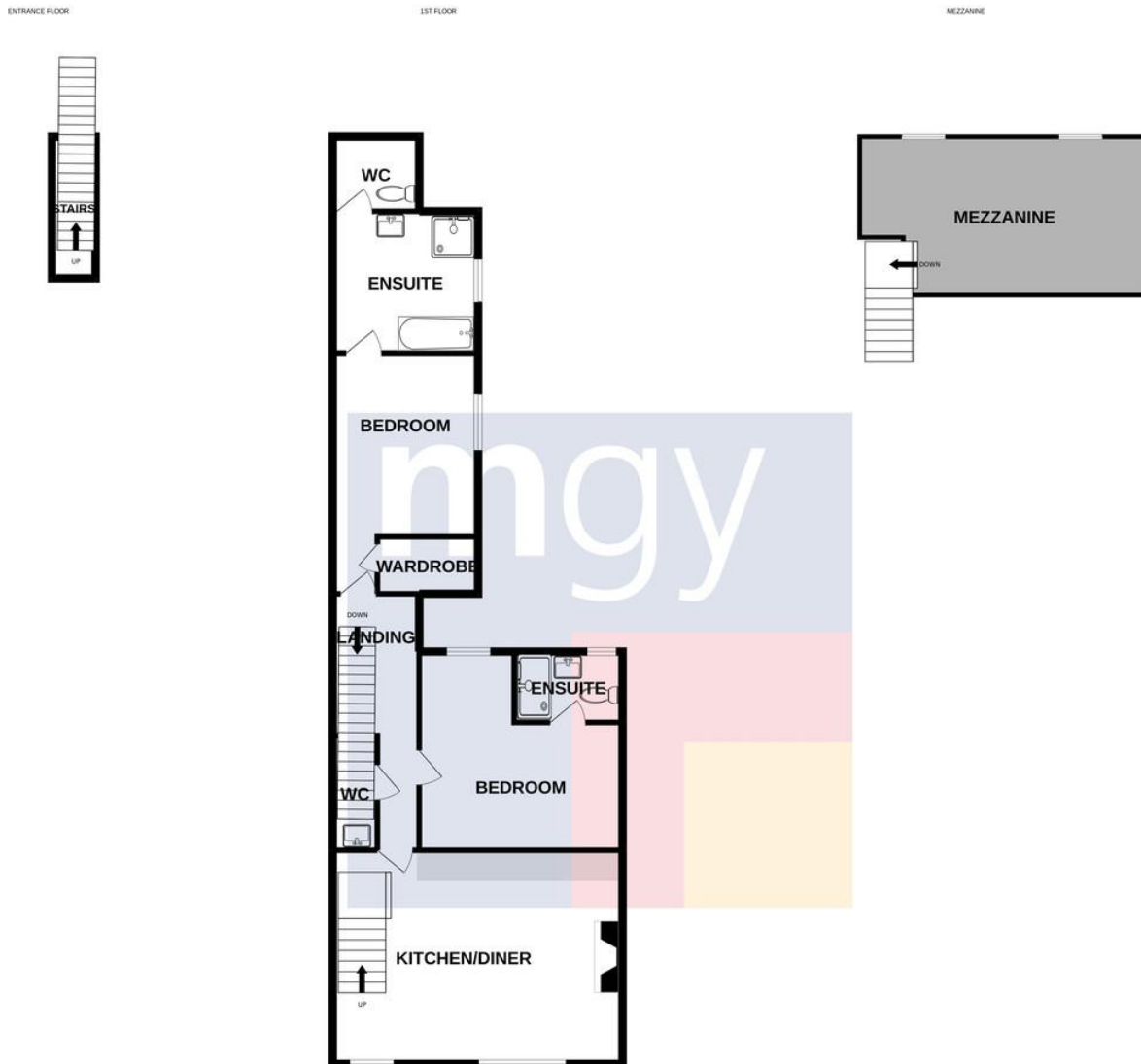
MGY are advised that the property is LEASEHOLD with a 999 year lease from 2015.

Service Charges - approx. £80 per month

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Cardiff, CF11 9JB



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FLAT 5 , 148 CATHEDRAL ROAD, PONTCANNA, CARDIFF CF11 9JB

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