

Cathedral Road,
Pontcanna, Cardiff, CF11 9LQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£240,000



Apartment



Property Description

BEAUTIFULLY PRESENTED, FIRST FLOOR APARTMENT WITH PARKING MGY are delighted to bring to market this immaculately presented two double bedroom, first floor apartment in the highly sought after area of Pontcanna. The accommodation briefly comprises open plan living room and kitchen with bay window to the rear aspect, two bedrooms and one bathroom. The property also benefits from having parking to the rear and is sold with a share of the freehold. *IDEAL FOR INVESTORS - TENANTS IN SITU*

Tenure Share of Freehold

Council Tax Band E

Floor Area Approx 553 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The affluent suburb of Pontcanna has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times and the prestigious Cathedral Road is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population. Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite and the area was formerly home to the Welsh studios of HTV and S4C's headquarters. Located on the edge of the City Centre, Pontcanna gives easy access to the town centre as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, just across the road from the subject property. The Principality Stadium is also a short distance.

HALLWAY

Entered via front door leading from communal hallway. Carpeted flooring. Spotlights. Fixed shelving. Power points. Doors leading to all rooms.

LIVING ROOM

16' 6" x 11' 10" (5.05m x 3.63m)
Large double glazed bay window to rear aspect. Wooden flooring. Fixed shelving. Central heating radiator. TV point. Spotlights. Power points.

KITCHEN

11' 1" x 4' 1" (3.38m x 1.27m)
Modern fitted kitchen with a range of wall and base units with round edged worktops over which incorporates undermounted stainless steel sink with mixer tap over. Integrated fridge freezer, electric oven with four ring hob above. Glass splashbacks. Space for washing machine. Wooden flooring. Combi boiler.

BEDROOM ONE

12' 4" x 8' 5" (3.78m x 2.57m)
Double glazed window to side aspect. Carpeted flooring. Fitted shelves. Central heating radiator. Spotlights. Power points.

BEDROOM TWO

9' 6" x 8' 5" (2.92m x 2.57m)
Double glazed window to side aspect. Carpeted flooring. Central heating radiator. Spotlights. Power points.

BATHROOM

Double glazed window to side aspect. Tiled flooring. Tiled walls. Low level WC. Pedestal wash hand basin with mixer tap. Bath with mains powered shower over. Wall mounted heated towel rail. Extractor fan. Spotlights.

PARKING

Off road parking space to the rear.

TENURE

MGY are advised that the property will be sold with a share of the freehold.

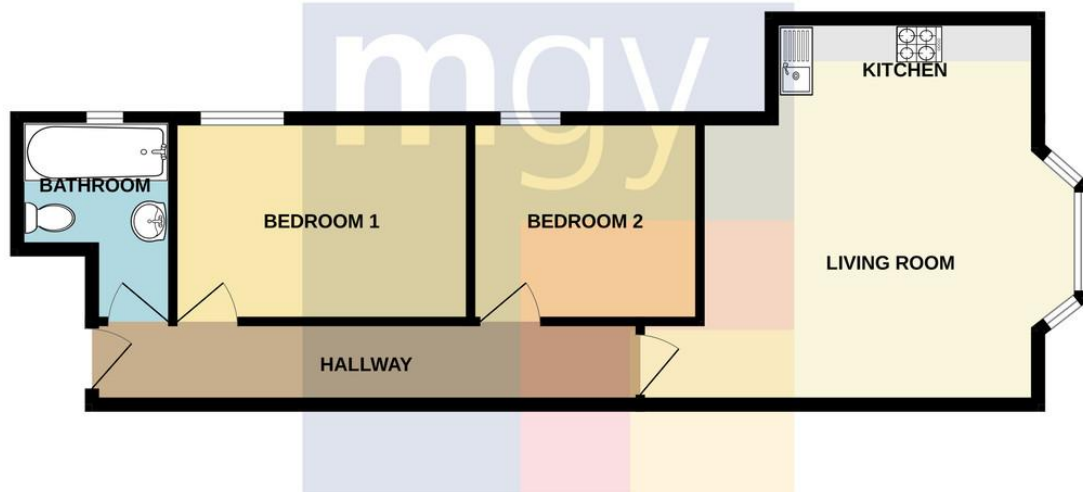
Service Charge - Approx £1,200 per annum

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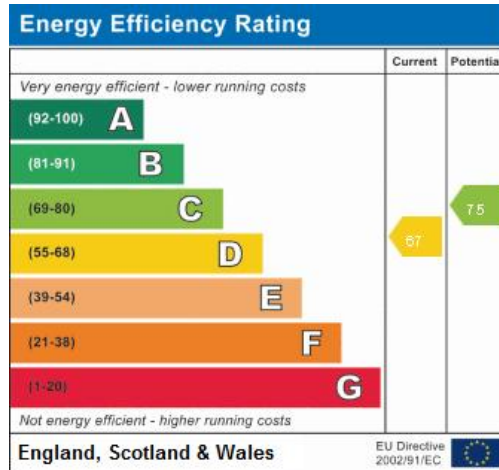


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FIRST FLOOR APARTMENT



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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