

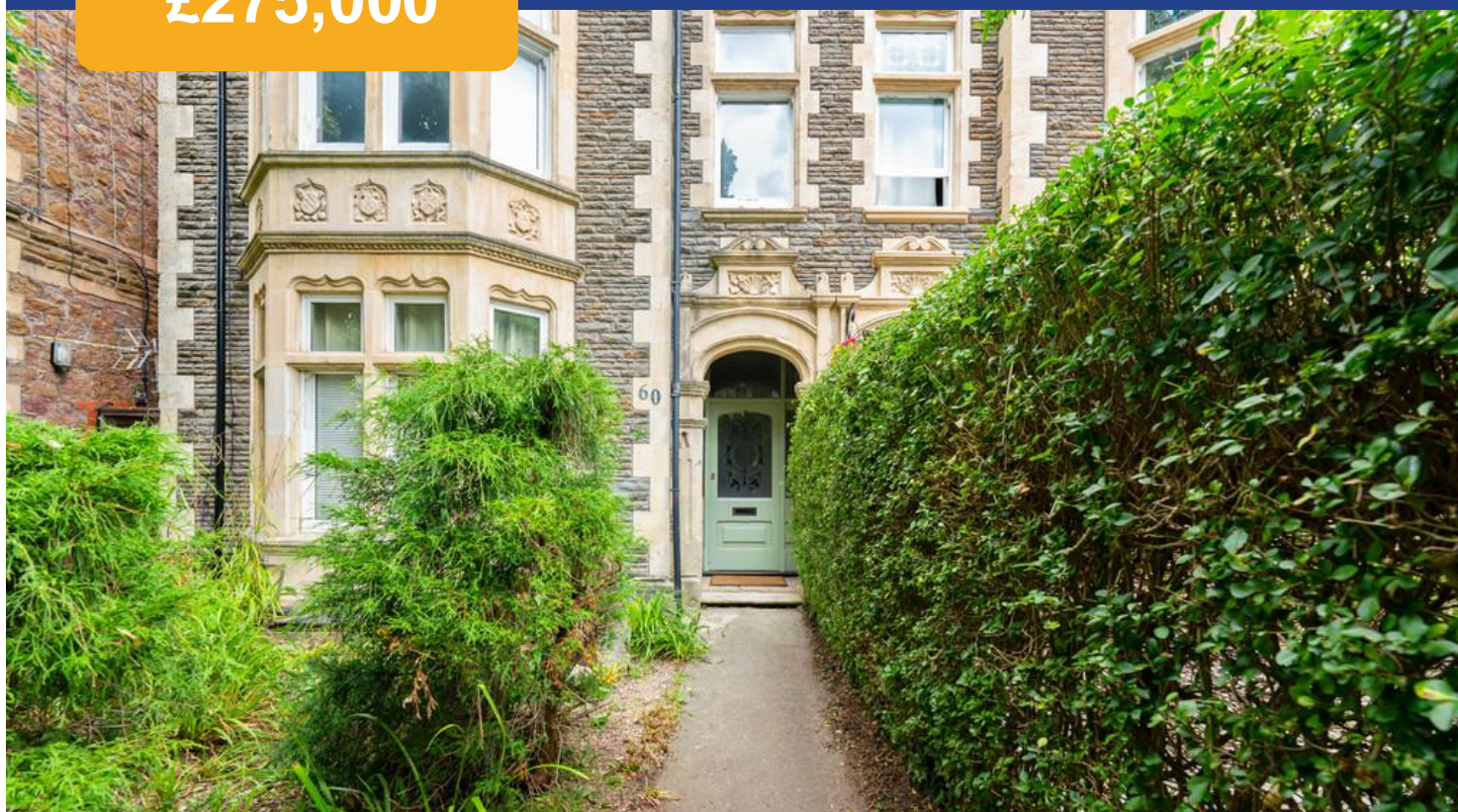
Cathedral Road,
Pontcanna,
Cardiff, CF11 9LL



Estate Agents and
Chartered Surveyors

Asking Price Of

£275,000



Apartment



Property Description

BEAUTIFULLY PRESENTED, GROUND FLOOR APARTMENT WITH PARKING MGY are delighted to bring to market this immaculately presented one double bedroom, ground floor apartment in the highly sought after area of Pontcanna. The accommodation briefly comprises living room with bay window to the front aspect, kitchen, one bedroom and one bathroom. The property also benefits from having parking to the rear. *SHARE OF THE FREEHOLD*

Tenure Freehold

Council Tax Band D

Floor Area Approx 443 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.

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Fitted light pendants to both ceiling and side wall. Fixed shelving. Coving. Wall mounted phone intercom system. Airing cupboard. Power points. Doors leading to all rooms.

LOUNGE

14' 7" x 9' 8" (4.46m x 2.97m)
Entered via wooden panelled door from entrance hallway. Large double glazed sash bay window to front aspect. Wooden laminate flooring. Pendant light fitting. Coving. Alcoves. Radiator. PowerPoints and TV point.

KITCHEN

10' 1" x 5' 8" (3.09m x 1.73m)
Modern fitted kitchen with a range of white wall and base units with round edged worktops over which incorporates undemounted stainless steel sink with mixer tap over. Space for fridge freezer. Integrated electric oven with electric hob above. Tiled splashbacks. uPVC double glazed window to side aspect. Partly tiled walls. Tiled flooring. Coving. Wall mounted Combi Boiler. Pendant light fitting. Extractor. Radiator. PowerPoints.

BEDROOM

12' 9" x 9' 7" (3.90m x 2.93m)
Double bedroom with uPVC patio doors to rear providing access to outside courtyard. Carpet. Coving. Alcoves. Fixed shelving. Pendant light fitting. Two radiators. PowerPoints.

BATHROOM

9' 7" x 5' 4" (2.93m x 1.63m)
Suite comprising: low level WC, pedestal wash hand basin with hot and cold tap, panelled bath with hot and cold tap over plus mains shower fitting with glass door to side. Tiled flooring. Tiled walls. Pendant light fitting. Coving. Extractor. Heated towel rail.

PARKING

Two off road parking spaces to the rear.

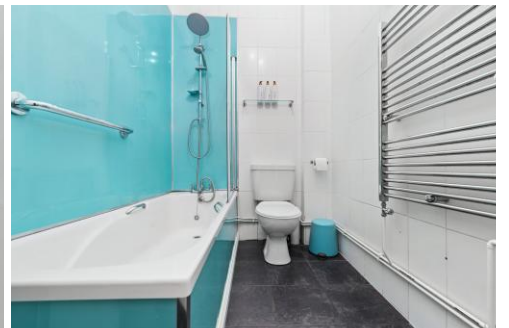
OUTSIDE

Paved courtyard to the rear.

TENURE

MGY are advised that the property will be sold with a share of the freehold which is £75 monthly.

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GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA - 443 sq.ft. (41.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	D4	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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