

Plas Gwynt,

30 Cathedral Road,
Pontcanna,
CF11 9LZ

Asking Price Of

£250,000



Estate Agents and
Chartered Surveyors



Ground Floor Apartment

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Property Description

MODERN AND SPACIOUS, TWO DOUBLE BEDROOM APARTMENT IN THE HEART OF PONTCANNA MGY are delighted to bring to market this immaculately presented, two double bedroom, ground floor apartment located in the highly sought after area of Pontcanna. The property is situated within a short walk of Sophia Gardens, Cardiff City Centre and all of the amenities of Pontcanna. The property briefly comprises entrance hallway, open plan kitchen/living room, two double bedrooms - master en-suite, and shower room. The property further benefits from double glazing throughout, small private patio area, and has no onward chain. *Viewing highly recommended*

Tenure Leasehold

Council Tax Band F

Floor Area Approx 828 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from communal hallway. Wood flooring. Doors to all rooms and two storage cupboards - one housing washer/dryer and shelving. Power points.

KITCHEN/LIVING ROOM

18' 4" x 14' 11" (5.61m x 4.55m)
Bright open plan space. Wood flooring. Spotlights. Power points. TV aerial and telephone point. Wall mounted video door entry system. Double glazed French doors leading to outside patio area with additional double glazed window to side. Electric heater. Range of wall, base and drawer units to kitchen with stone worktops over incorporating electric hob with extractor above and electric oven beneath, and stainless steel sink with mixer tap over. Mirrored splashback. Integrated appliances such as dishwasher, wine cooler, and fridge. Under counter lighting.

MASTER BEDROOM

14' 4" x 11' 6" (4.37m x 3.53m)
Continuation of wood flooring from hallway. Pendant light fitting. Electric heater. Built in wardrobes. Power points. Skylight to ceiling. Door to en-suite bathroom.

ENSUITE

8' 11" x 6' 10" (2.72m x 2.10m)
Fully tiled walls and floor. Spotlights. Extractor fan. Large wall mounted mirror. Three piece suite comprising WC, vanity wash hand basin with storage beneath and mixer tap over, and panelled bath with mixer tap above.

BEDROOM TWO

12' 3" x 11' 10" (3.74m x 3.62m)
Wood flooring. Built in wardrobes. Power points. Pendant light fitting. Skylight to ceiling. Electric heater.

SHOWER ROOM

Fully tiled walls and floor. Walk in shower cubicle with mains powered shower over. Wall mounted mirror. Wash hand basin with mixer tap over. Wall mounted WC. Extractor. Spotlights.

OUTSIDE

Private patio area leading from living room.

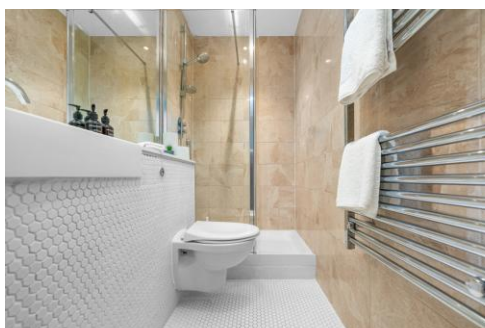
TENURE

MGY are advised that the property is LEASEHOLD with a 125 year lease from 2007.

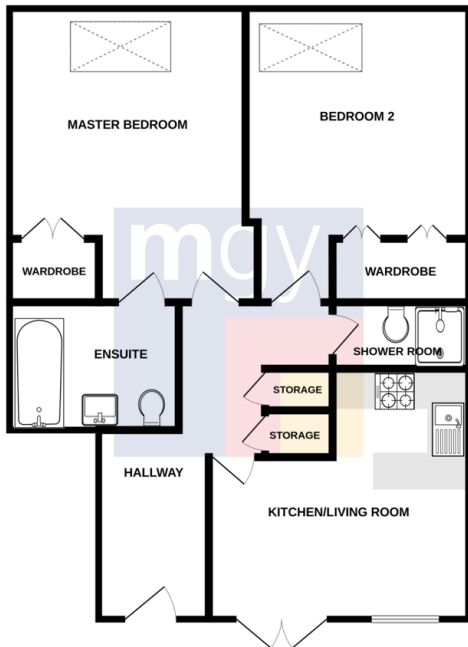
Service Charge - approx. £2500 per annum

Ground Rent - approx. £250 per annum

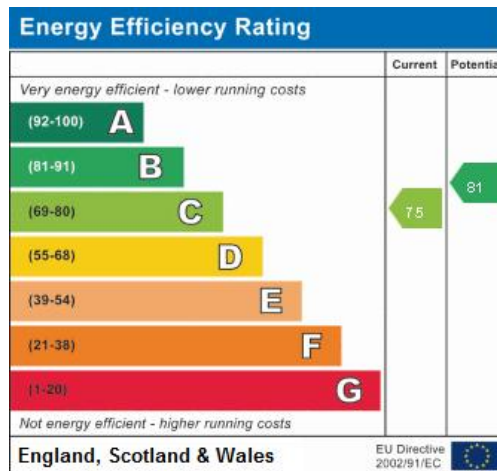
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Pontcanna 02920 397152

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