

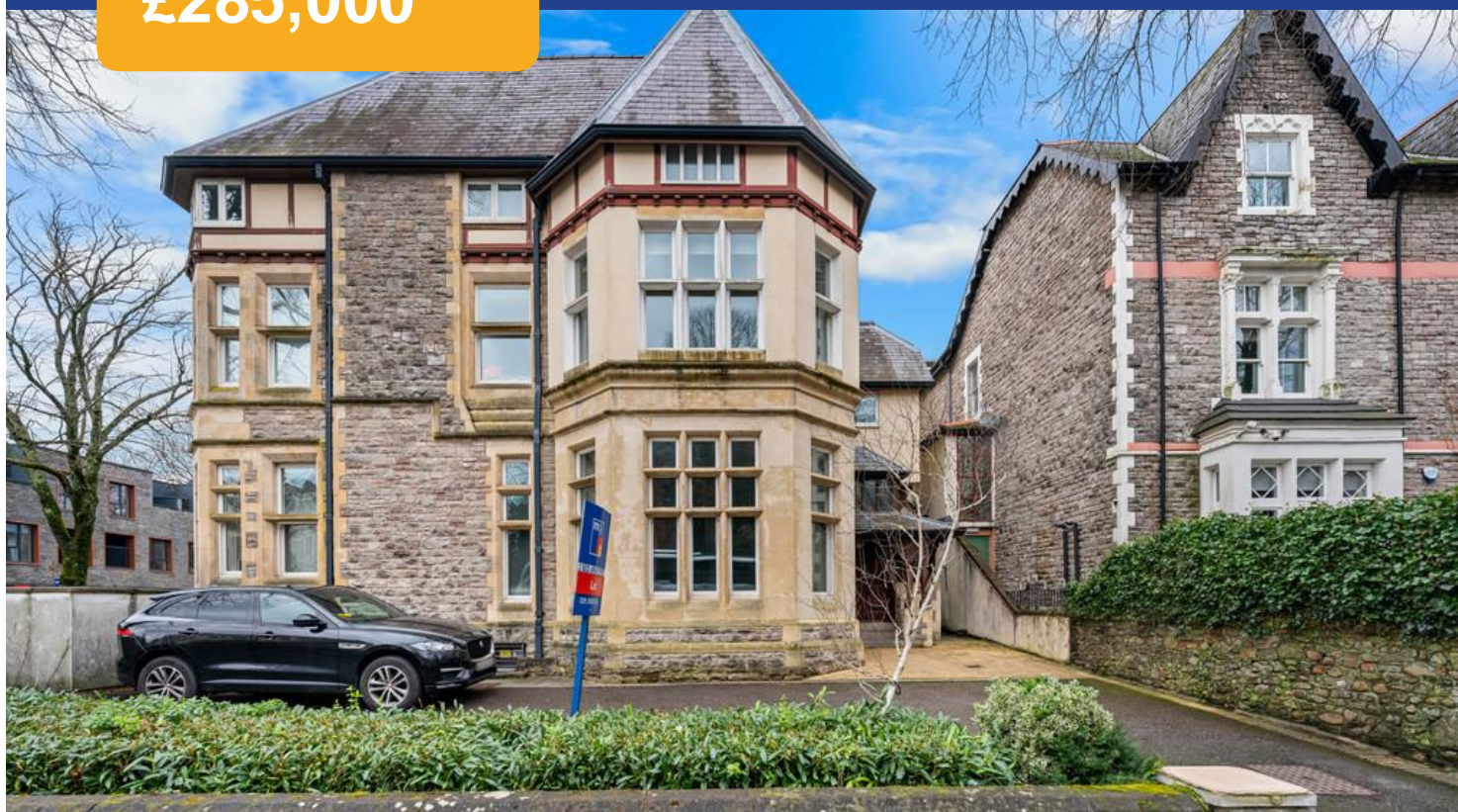
Plas Gwynt,  
30 Cathedral Road,  
Pontcanna,  
CF11 9LZ

Asking Price Of

£285,000



Estate Agents and  
Chartered Surveyors



Apartment

2

2

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# Property Description

\*UNIQUE TOP FLOOR APARTMENT SITUATED IN THE HEART OF PONTCANNA\* MGY are delighted to bring to market this immaculately presented and incredibly unique two double bedroom, top floor apartment situated on the much favoured Cathedral Road in Pontcanna. The property is situated within a short walk of Sophia Gardens, Cardiff City Centre and all of the bars, shops, cafe's and restaurants that Pontcanna has to offer. The property briefly comprises entrance hallway, open plan lounge/kitchen, two double bedrooms - master with ensuite bathroom, and shower room. The property further benefits from having no onward chain, is double glazed throughout and has an allocated off road parking space.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 818 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from communal hallway. Wood flooring. Spotlights to ceiling. Electric radiator. Two storage cupboards. Wall mounted video entry system. Power points. Doors to all rooms.

## LOUNGE/KITCHEN

21' 3" x 20' 9" (6.50m x 6.33m)  
Continuation of wood flooring. Double glazed windows to front with fitted blinds and additional sash window to side and Skylight to ceiling. Spotlights. Three electric radiators. Power points. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring electric hob with extractor above and oven beneath and stainless steel sink with drainer and mixer tap over. Integrated appliances such as dishwasher, and fridge/freezer. Under counter lighting. Splashbacks.

## MASTER BEDROOM

13' 1" x 10' 6" (4.01m x 3.22m)  
Wood flooring. Dual aspect double glazed windows to side with fitted blinds. Built in wardrobes. Electric heater. Pendant light fitting. Power points. Door to en-suite bathroom.

## ENSUITE

8' 2" x 5' 8" (2.50m x 1.75m)  
Fully tiled walls and floor. Obscure window to side. Spotlights. Heated towel rail. WC. Concealed wash hand basin with mixer tap over. Panelled bath with mixer tap over. Mirrored wall. Extractor fan.

## BEDROOM TWO

14' 2" x 10' 7" (4.32m x 3.25m)  
Wood flooring. Double glazed sash window to side. Electric heater. Pendant light fitting. Built in wardrobes. Power points.

## SHOWER ROOM

8' 5" x 3' 4" (2.57m x 1.02m)  
Laminate flooring. Walk in shower cubicle with mains powered shower over. Tiled walls. Chrome heated towel rail. Wash hand basin with mixer tap over. WC. Spotlights. Extractor fan.

## TENURE

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

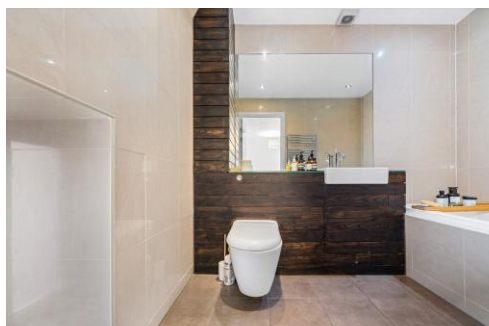
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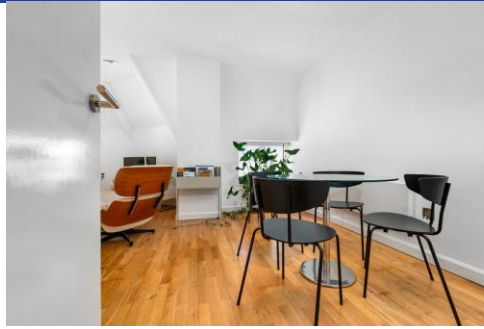
**OUTSIDE**

Allocated off road parking space to rear.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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



[mgy.co.uk](http://mgy.co.uk)

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