

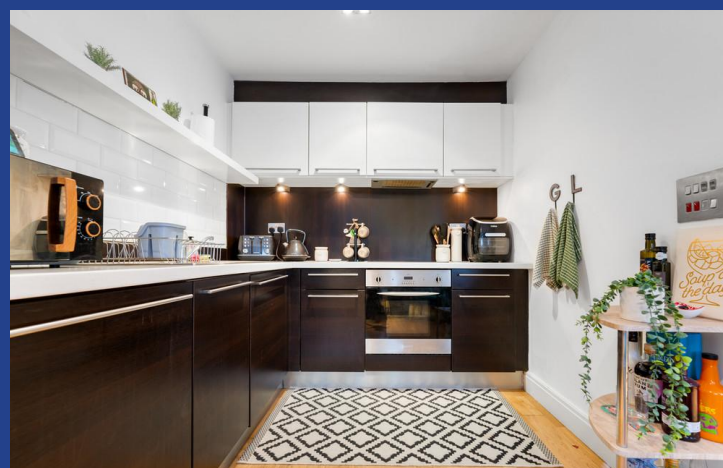
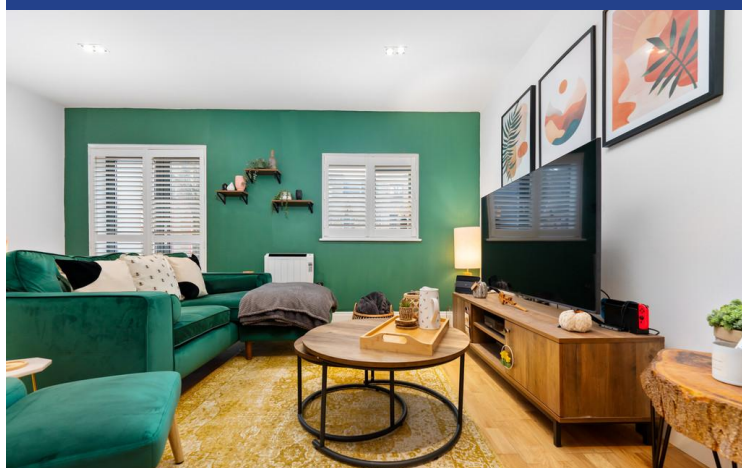
Plas Gwynt,
Cathedral Road,
Pontcanna, CF11 9LZ



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£240,000



Ground Floor Flat



Property Description

IMMACULATELY PRESENTED, TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT MGY are delighted to bring to market this bright and spacious 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 accommodation briefly comprises entrance hallway, open plan lounge/kitchen, two double bedrooms - master en-suite, and shower room. The property further benefits from double glazing throughout, electric heating and chain free.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 678 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. Electric heater. Power points.

LOUNGE/KITCHEN

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 with additional double glazed window to side - both with fitted shutter blinds. Electric heaters. Modern kitchen with a range of wall, base and drawer units to kitchen with worktops over incorporating electric hob with extractor above and electric oven beneath, and stainless steel 1.5 sink with mixer tap over. Tiled splashback. Integrated appliances such as dishwasher, fridge/freezer. 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. Chrome heated towel rail.

BEDROOM TWO

12' 3" x 11' 10" (3.74m x 3.62m)
Wood flooring. Built in double wardrobes. Power points. Pendant light fitting. Skylight to ceiling. Feature panelled wall. 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. Chrome heated towel rail.

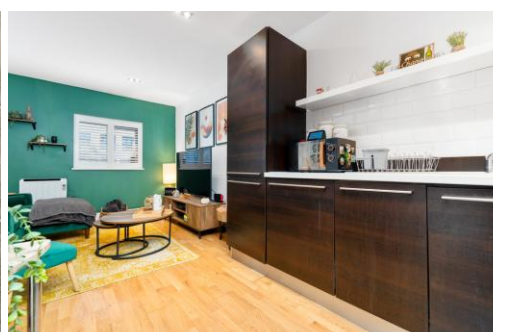
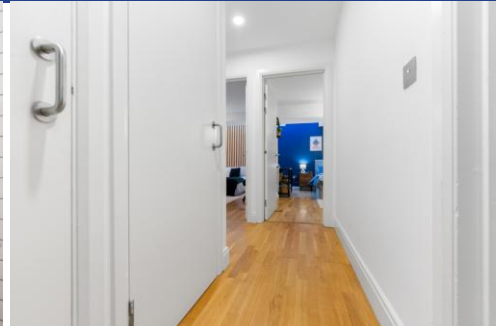
TENURE

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

Service Charge - approx. £2500 per annum

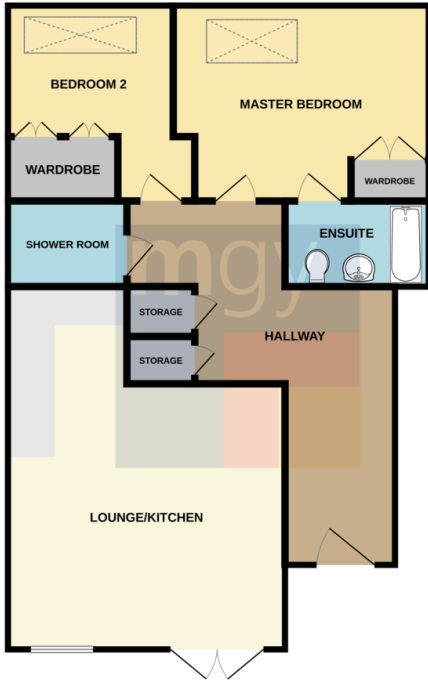
Ground Rent - approx. £250 per annum

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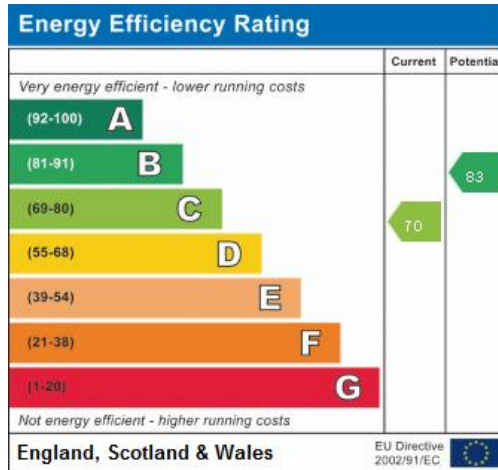


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GROUND FLOOR



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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Pontcanna 02920 397152

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