



**CATHEDRAL ROAD**  
**PONTCANNA**  
**CARDIFF CF11 9JB**

ASKING PRICE OF  
**£200,000**



### FIRST FLOOR APARTMENT



**1**



**1**



**1**



**1**

**\*WELL PRESENTED ONE BEDROOM APARTMENT IN THE HEART OF PONTCANNA\*** MGY are delighted to bring to market this one double bedroom, first floor apartment situated on the much favoured Cathedral Road, Pontcanna. The accommodation briefly comprises entrance hallway, lounge/diner/kitchen, bedroom and bathroom. The property further benefits from gas central heating and double glazing throughout, and is chain free. **\*Viewing highly recommended\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 388 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BATHROOM**

3' 11" x 9' 3" (1.20m x 2.84m)

Tiled flooring and partially tiled walls. Spotlights. Window to side aspect. Extractor. Vanity wash hand basin with mixer tap over and storage beneath. WC. Walk in shower cubicle with mains powered shower over. Radiator.

#### **TENURE**

MGY have been advised that the property is LEASEHOLD.

Service charge of £1106.40 per annum with NO Ground rent.

The lease is 999 years from 1<sup>st</sup> September, 2014.

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Carpet to floor. Pendant light fitting. Radiator. Doors to all rooms.

#### **LOUNGE/KITCHEN/DINER**

18' 6" x 13' 3" (5.64m x 4.05m)

Laminate flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above and oven beneath and 1.5 stainless steel sink and drainer with mixer tap over. Integrated appliances such as dishwasher and fridge/freezer. Space and plumbing for washing machine. Double glazed uPVC window to side aspect. Double glazed uPVC french doors opening onto Juliet balcony. Pendant light fitting and spotlights. TV and telephone point. Power points. Radiator.

#### **BEDROOM**

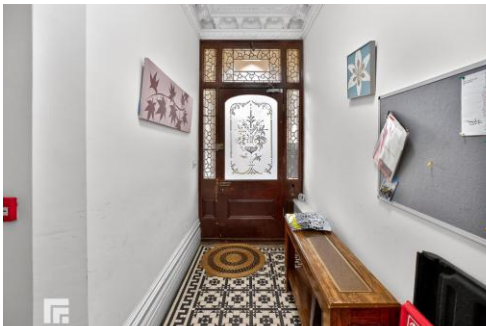
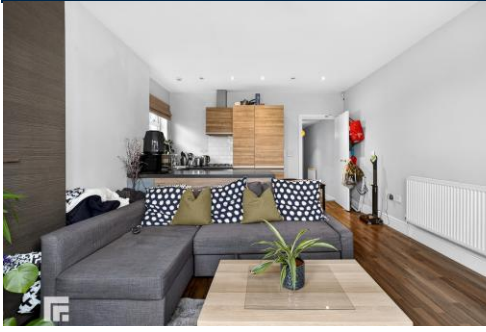
10' 1" x 9' 3" (3.09m x 2.84m)

Continuation of carpet to floor. Double glazed uPVC window to side aspect. Pendant light fitting. Radiator. Power points. Fitted wardrobes.



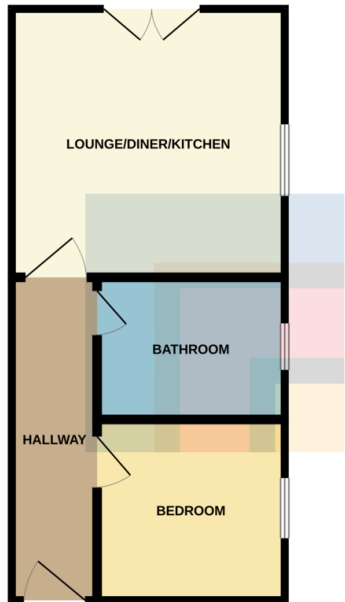


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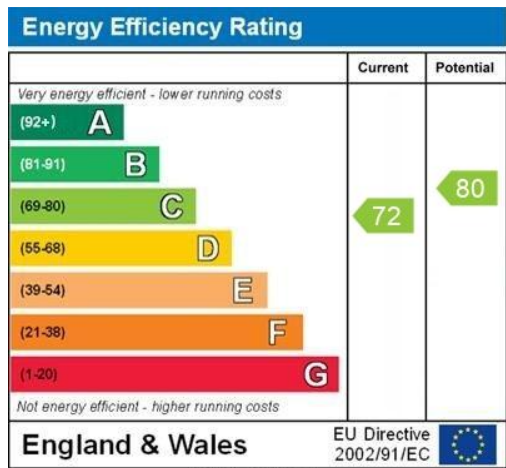


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FIRST FLOOR



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