



CATHEDRAL ROAD  
PONTCANNA  
CARDIFF CF11 9JB

ASKING PRICE OF

**£189,950**



## 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**

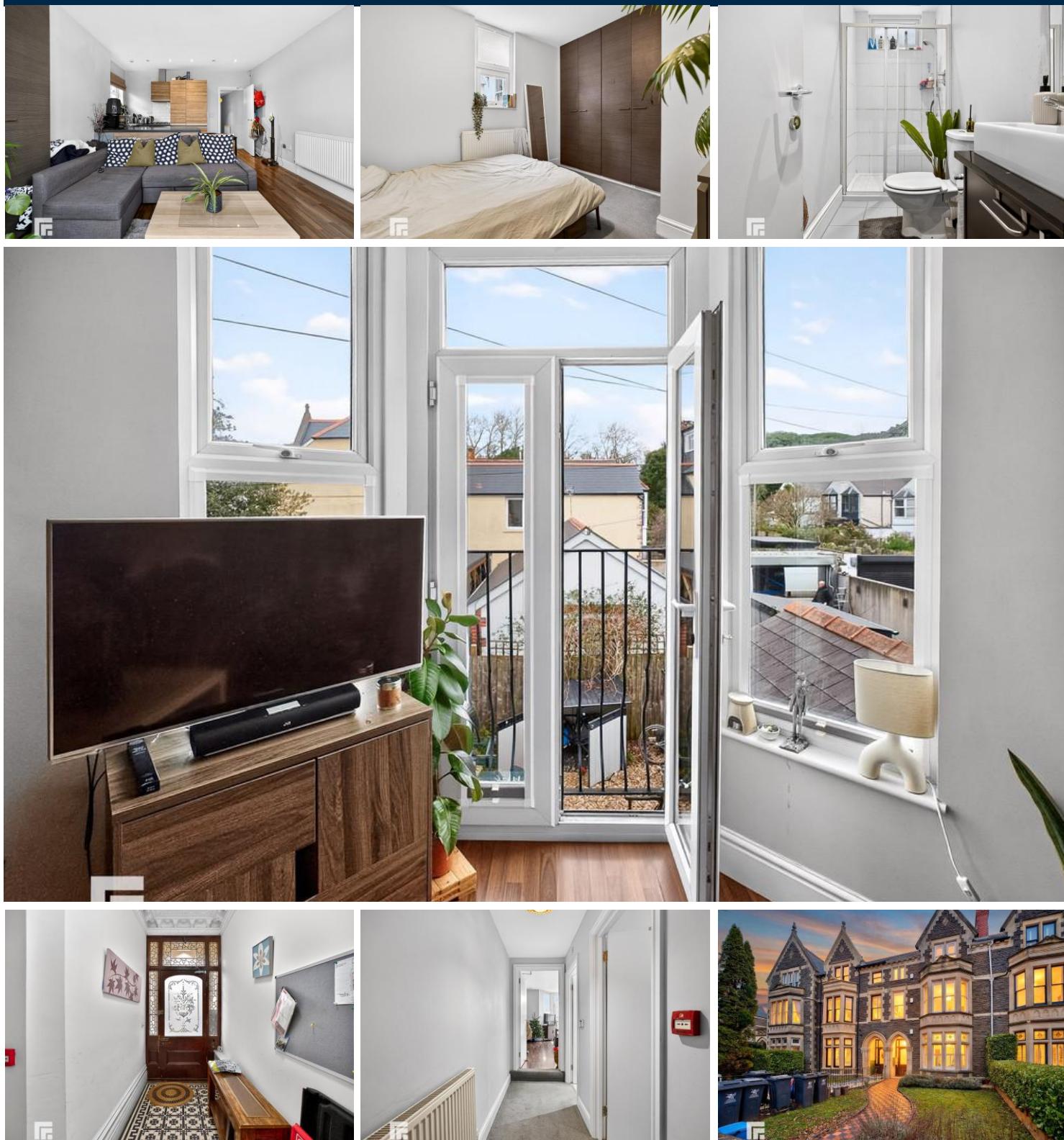
10' 1" x 9' 3" (3.09m x 2.84m)

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



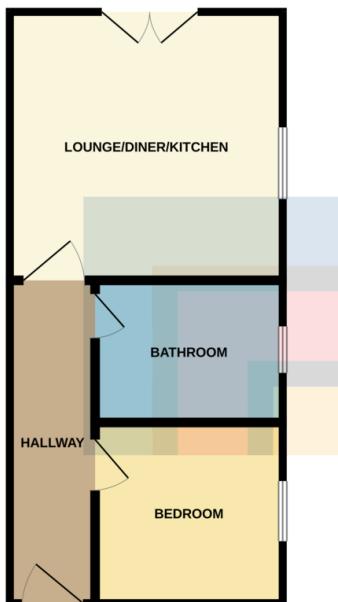
**MGY.CO.UK**

# CATHEDRAL ROAD, PONTCANNA, CARDIFF CF11 9JB

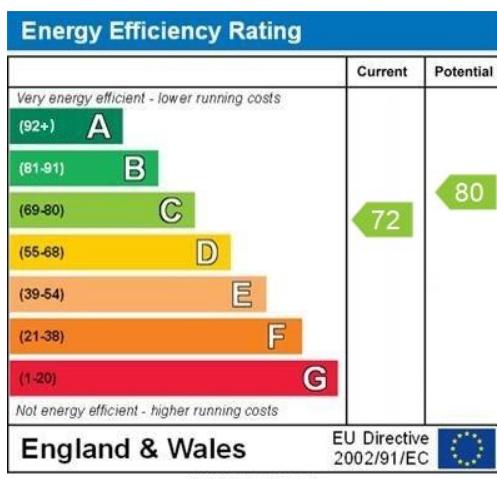


# CATHEDRAL ROAD, PONTCANNA, CARDIFF CF11 9JB

FIRST 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 only. The vendor/lessor is liable for any error, omission or misdescription. The floorplan is for illustrative purposes only and should be used as an aid only by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Made with Metropix ©2025



**PONTCANNA 02920 397152**

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



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessor should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**