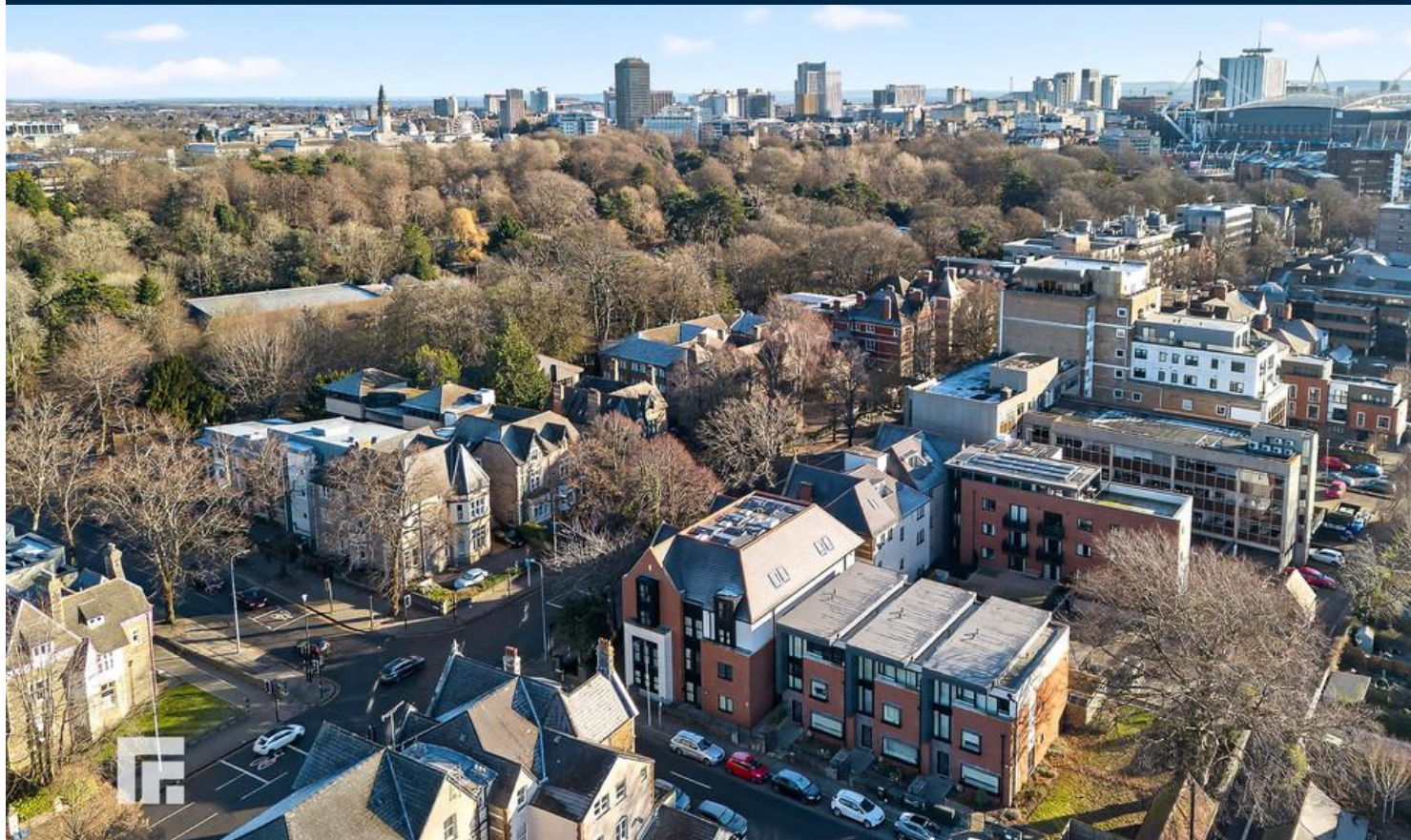




TY CORNEL
CATHEDRAL GARDENS
CATHEDRAL ROAD CF11
9FN

ASKING PRICE OF
£240,000



APARTMENT



1



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***BEAUTIFULLY PRESENTED
SECOND FLOOR APARTMENT*** MGY
are delighted to bring to market this
modern, bright and spacious one
bedroom apartment situated on the
much favoured Cathedral Road,
Pontcanna. The accommodation briefly
comprises entrance hallway,
lounge/kitchen/diner, one double
bedroom and bathroom. The property
further benefits from being chain free,
has lift access and has electric heating
and double glazing throughout.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 592 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

8' 3" x 5' 5" (2.54m x 1.67m)

Laminate flooring. Partially tiled walls. Spotlights. White three-piece-suite comprising panelled bath with mixer taps over and mains powered shower above, vanity wash hand basin with mixer tap over and storage beneath, and WC. Heated towel rail. Extractor.

TENURE

MGY have been advised that the property is LEASEHOLD with a service charge of approx. £1,788.56 per annum and a ground rent of £220 per annum. Remaining lease length 252 years from 1 June 2021 (= 247+ remaining)

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Spotlights. Wall mounted electric heater. Doors to all rooms and storage cupboard.

LOUNGE/KITCHEN/DINER

26' 1" x 10' 9" (7.97m x 3.30m)

Bright open plan space. Continuation of laminate flooring. Spotlights. Wall mounted electric heaters. TV and telephone point. Double glazed uPVC windows to side and front aspect. Power points. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating electric hob with extractor above and inset sink with mixer tap over. Integrated appliances such as dishwasher, oven/microwave/grill and fridge/freezer.

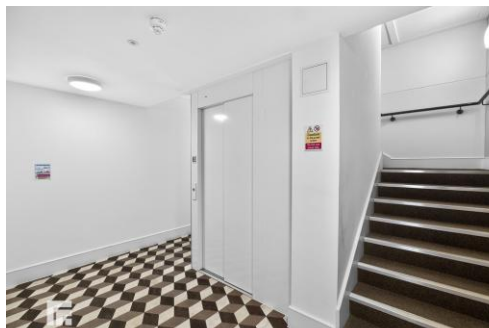
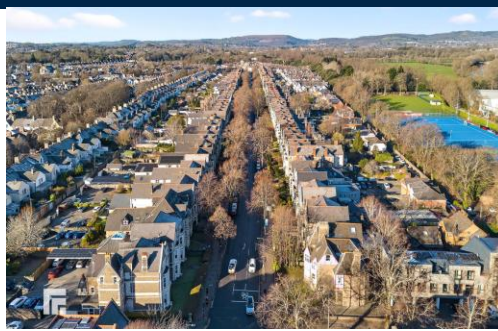
BEDROOM

10' 11" x 12' 0" (3.33m x 3.66m)

Carpet to floor. Double glazed uPVC window to side aspect. Pendant light fitting. Wall mounted electric heater. Fitted wardrobes with mirrored sliding doors. Power points.

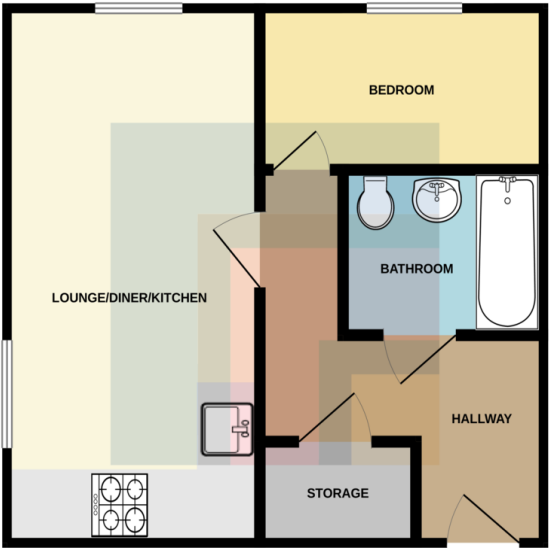


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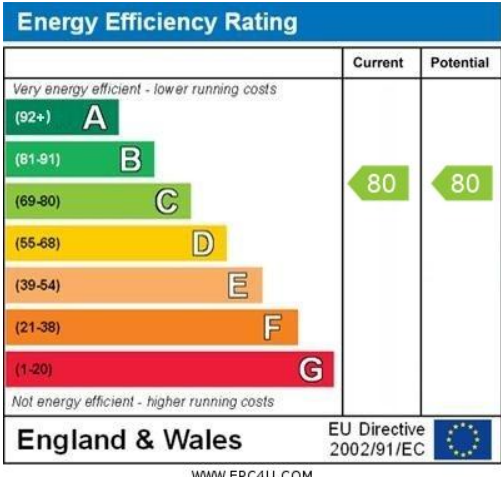


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SECOND FLOOR



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.
Made with Mergim 12/2021



PONTCANNA 02920 397152

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



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