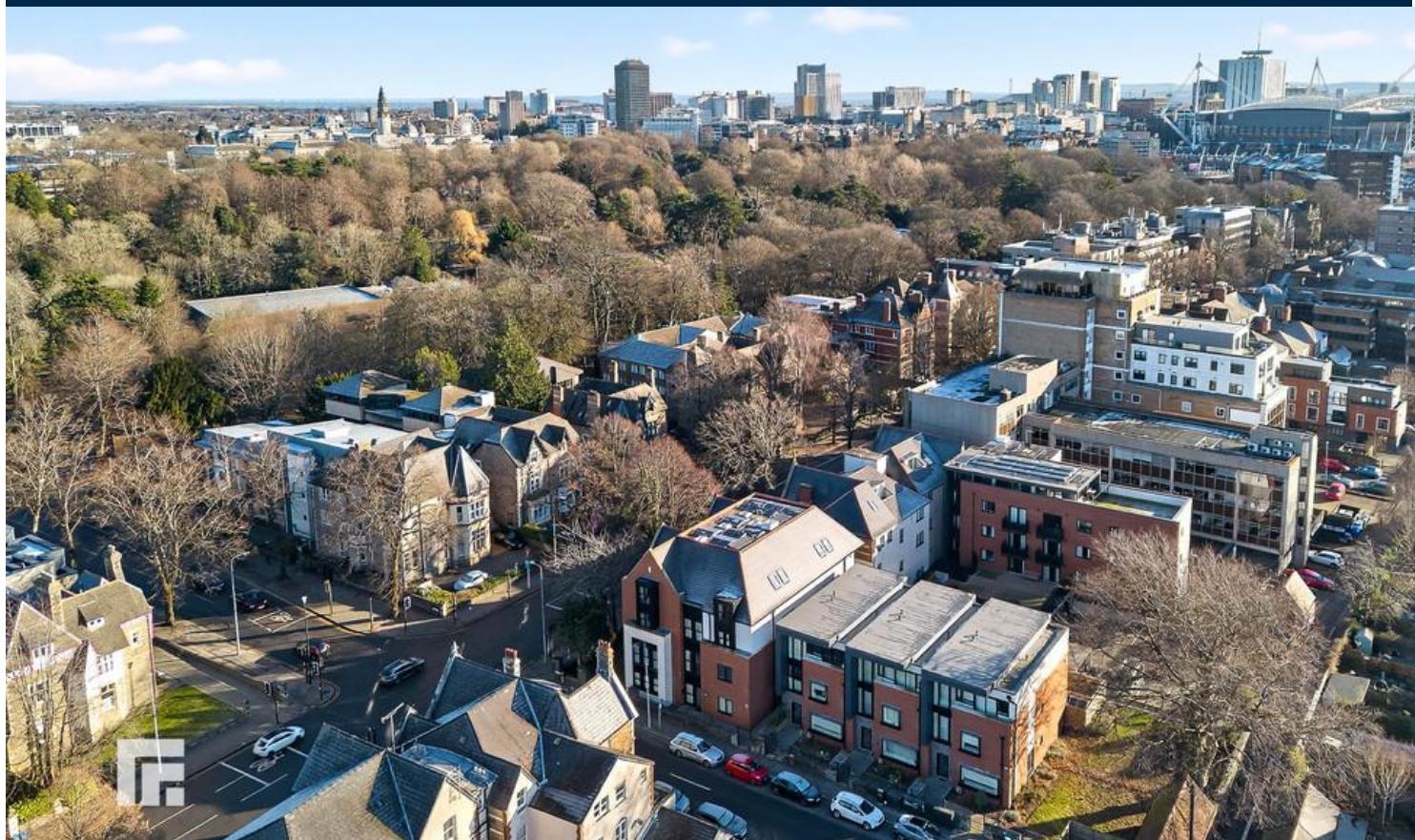




TY CORNEL  
CATHEDRAL GARDENS  
CATHEDRAL ROAD CF11  
9FN

ASKING PRICE OF

**£240,000**



## APARTMENT



**\*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.



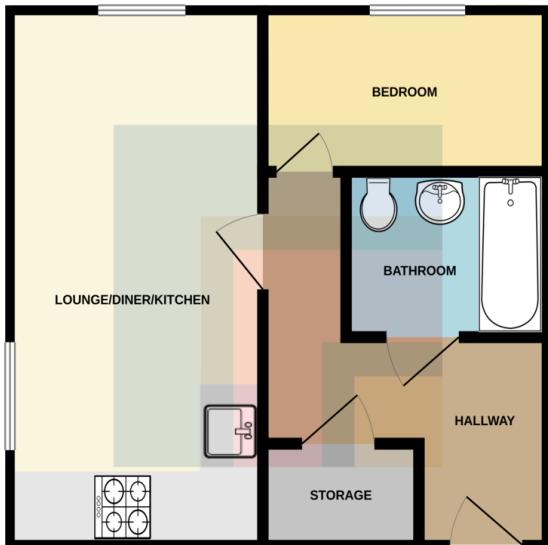
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SECOND FLOOR



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 the developer is not liable for any error or mistake contained within. These plans are for general information purposes only and should not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. Made with Metripix 6206

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.ebecall.com		

**PONTCANNA 02920 397152**

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

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