

Gwynt Mews

Cathedral Road, Pontcanna, Cardiff CF11 9LZ

Guide price

£250,000



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Launching Saturday 27th July.

An exceptional, modern and ideally located first floor flat with two double bedrooms, a Juliet balcony and modern fittings throughout. Situated at Sophia Gardens the flat is within easy access of Cardiff City Centre as well as being in the heart of affluent Pontcanna.

The accommodation comprises an entrance lobby, hallway, a large living room and kitchen, two double bedrooms, ensuite and a shower room. The living room also boasts French doors to a Juliet balcony.



Entrance

A communal door into a communal hallway, stairs to all floors.

First Floor

Wooden door into:

Lobby Entrance

A small inner hallway, laid to laminate and suitable for coats and shoes, there is a wall mounted electric heater and recessed spotlights. Door to:

Hallway

Laminate flooring and recessed spotlights, a laundry cupboard with shelving and plumbing for an appliance and a further storage cupboard with more shelving and the hot water cylinder.

Living Room / Kitchen 18'06 max x 15'02 max (5.64m max x 4.62m max)

A large open plan living room and kitchen with space for a dining table and French doors to the Juliet Balcony, laid entirely to laminate flooring the lounge area has ample space for lounge furniture, a front aspect double glazed window, two electric heaters and recessed spotlights throughout.

Kitchen

The kitchen area comprises modern wall and base units fitted with a one and half bowl stainless steel sink and drainer, a four ring electric ceramic hob with a hood above and a built in oven. Built in appliances include a fridge/freezer and a dishwasher, with a washing machine located in the laundry cupboard. Furthermore there are tile splash-backs, pelmet lighting and recessed spotlights.

Bedroom One 14'04 max x 11'06 (4.37m max x 3.51m)

A double bedroom laid to laminate flooring there are large full height double glazed windows to the rear, built in double wardrobes and an electric heater. Door to:

En-suite Bathroom

A modern three piece suite comprising a bath with centre mounted mixer tap, a push button W/C with a hidden cistern and a vanity unit with wash basin. Tile walls, tile floor, a heated towel rail and recessed spotlights.

Bedroom Two 12'07 max x 9'01 to wardrobes (3.84m max x 2.77m to wardrobes)

A double bedroom laid to laminate flooring, there are rear aspect double glazed windows and two built in double wardrobes. Electric heater.

Shower Room

A modern three piece suite comprising a double shower cubicle with a glass sliding door, a push button W/C with a hidden cistern and a vanity unit with wash basin. Tile walls, tile floor, a large wall mirror and heated towel rail. Spotlights.

Outside

There is a Juliet balcony accessed by French doors from the living room.

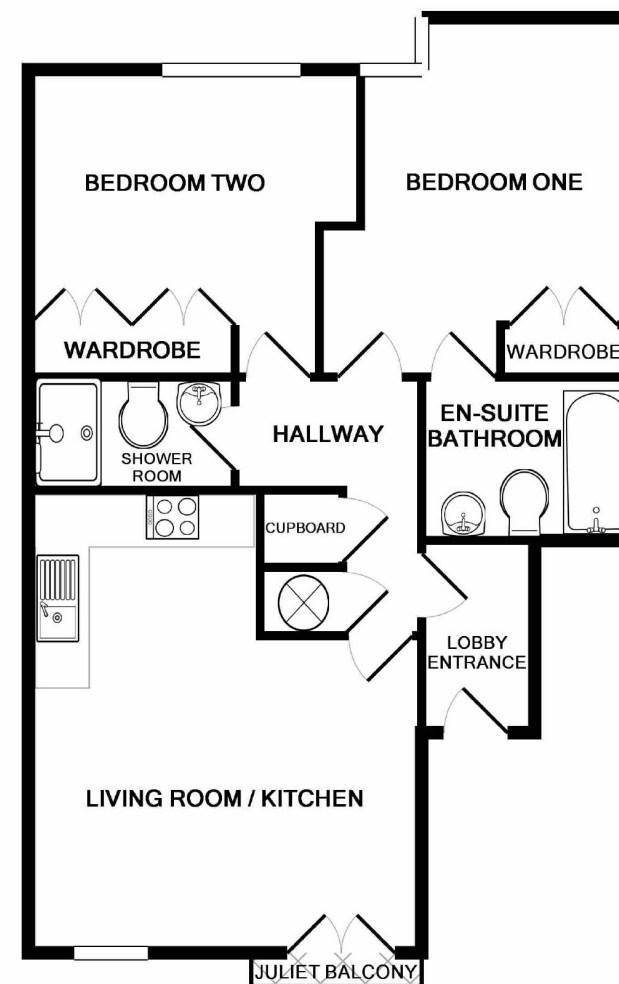
Secure bike storage on the ground floor level.

Tenure

Leasehold.

We understand the lease to be a term of 125 years from 2007.

Ground Rent: £250 per annum
Service Charge: £1827 per annum approximately.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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