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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Pendyris Street*

GRANGETOWN



Comments by Mr Julian Preston



**Property Specialist**

**Mr Julian Preston**

Senior valuer

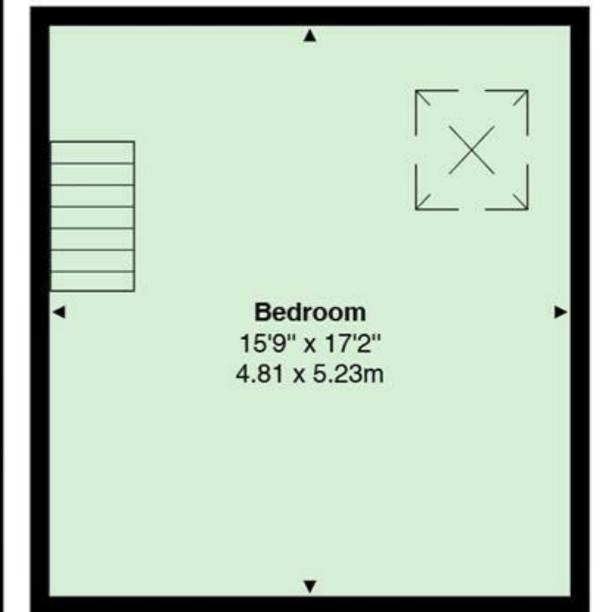
julian@jeffreygross.co.uk

*A wonderful one bedroom luxury apartment set in a converted Victorian building . Spanning an impressive 844 square feet of living space and conveniently located just a short walk from Cardiff City Centre.*

Comments by the Homeowner

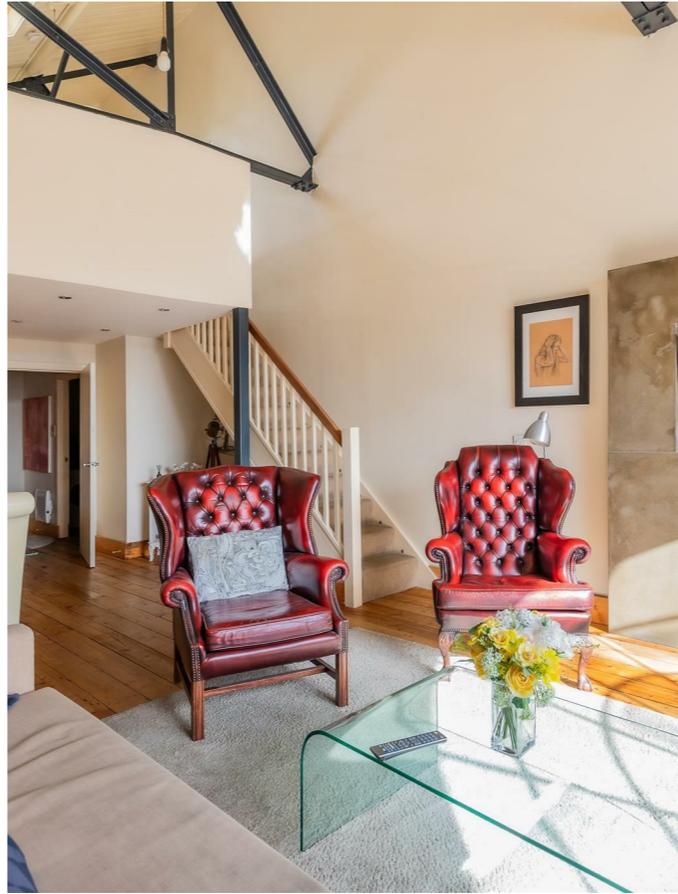
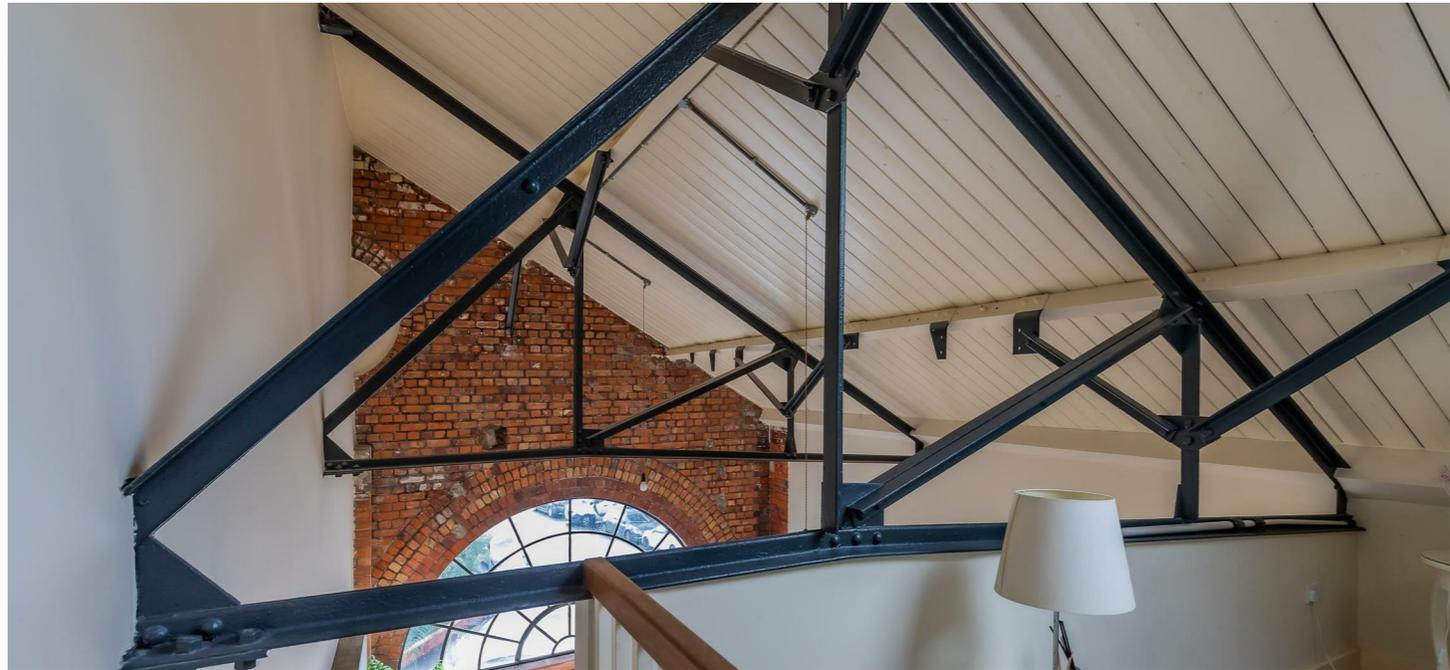


**Tramshed**



**Total Area: 844 ft<sup>2</sup> ... 78.4 m<sup>2</sup>**

All measurements are approximate and for display purposes only



# Pendyris Street

Grangetown, Cardiff, CF11 6BH

Asking Price

£185,000



1 Bedroom(s)



1 Bathroom(s)



844.00 sq ft



Contact our  
**Pontcanna Branch**  
02920 499680

This exquisite one-bedroom luxury apartment offers a unique blend of modern living and Victorian charm. Spanning an impressive 844 square feet, the property is set within a beautifully converted Victorian building, showcasing the elegance of its era while providing contemporary comforts. Upon entering, you are greeted by a secure communal entrance hallway, ensuring peace of mind and a welcoming atmosphere. The apartment itself boasts a spacious reception room, perfect for both relaxation and entertaining. The cleverly designed mezzanine level adds an extra dimension to the living space, providing a versatile area that can be tailored to your needs, whether as a study, reading nook, or additional storage. The well-appointed bedroom offers a tranquil retreat, while the modern bathroom is designed with both style and functionality in mind. With lift access directly to the apartment, convenience is at the forefront of this property, making it suitable for a variety of lifestyles. One of the standout features of this apartment is the absence of an onward chain, allowing for a smooth and efficient purchasing process. This property is ideal for first-time buyers, professionals, or those seeking a stylish city pad in a vibrant location.



**Hallway 7'11" x 6'7" (2.41m x 2.01m)**

**Storage**

**Bathroom**

**Kitchen/Living Room 26'6" x 16'2" (8.08m x 4.93m)**

**Bedroom 17'2" x 15'9" (5.23m x 4.80m)**

**Tenure**

We have been advised by the seller that the property is leasehold with approximately 240 years remaining from a 250 year lease/. We have also been advised that the ground rent is £150 per annum and the service charge is £1600 per annum.

**EPC**

Rated D

**Council Tax**

Band D

**Mobile & Broadband**

Broadband speeds of up to 1000 Mbps are available and mobile reception across the 4 main providers is good.

**School Catchment**

My English medium primary catchment area is Ninian Park Primary School  
 Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

My English medium secondary catchment area is Fitzalan High School

My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Hamadryad

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

