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CARDIFF

VALE

CAERPHILLY

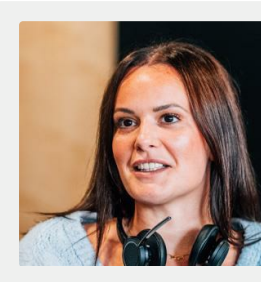
BRISTOL





Stylish top floor apartment in the heart of Pontcanna that further benefits allocated parking to the rear.

Comments by Mrs Ruby Ledley

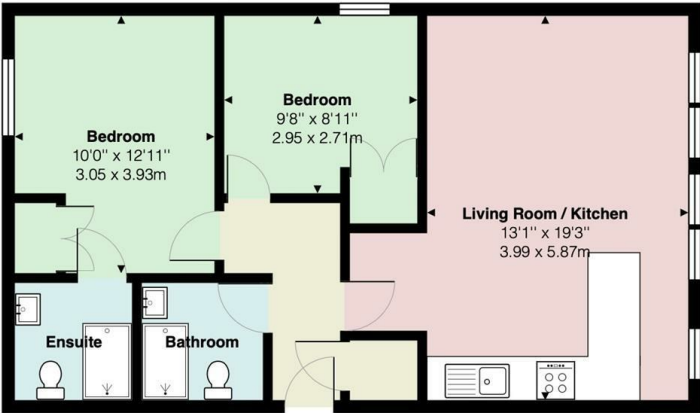


Property Specialist
Mrs Ruby Ledley
Valuer

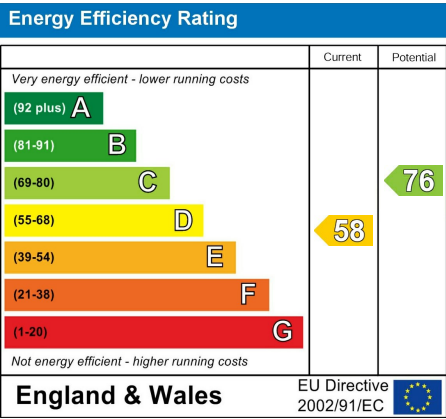
ruby@jeffreygross.co.uk



Comments by the Homeowner



Kestrel Mews
Total Area: 650 ft² ... 60.4 m²
All measurements are approximate and for display purposes only



104-108 Cathedral

Pontcanna, Cardiff, CF11 9LP

Guide Price

£375,000

2 Bedroom(s)

2 Bathroom(s)

652.00 sq ft

Contact our

Pontcanna Branch

02920 499680

Jeffrey Ross is delighted to present this exceptional newly converted two-bedroom apartment, situated within the prestigious Kestrel Mews development on Cathedral Road.

Finished to an impeccable standard throughout, this stylish top-floor residence offers contemporary living in a highly sought-after location. The accommodation comprises a welcoming entrance hallway with a convenient storage cupboard housing the water heater and washing machine, a beautifully appointed family bathroom with a walk-in shower, and two spacious double bedrooms, both featuring fitted wardrobes. The principal bedroom further benefits from a sleek en-suite shower room.

The centrepiece of the home is the impressive open-plan kitchen and living space, thoughtfully designed to maximise both comfort and functionality. The high-specification kitchen includes integrated appliances such as a dishwasher and fridge-freezer, complemented by a breakfast bar and attractive views overlooking Cathedral Road.

Additional features include an integrated Bluetooth speaker system, an allocated parking space, and the advantage of being part of this exclusive and desirable development.



Hallway	Ground Rent
	£200 per year
Living Room / Kitchen 13'1 x 19'3 (3.99m x 5.87m)	Service Charge
	we have been advised that the service charge is £979.05 every 6 months this is to be checked by your legal advisor.
Bedroom 1 10 x 12'11 (3.05m x 3.94m)	
En-Suite	
Bedroom 2 9'8 x 8'11 (2.95m x 2.72m)	
Bathroom	
Allocated Parking	
For 1 Car	
EPC	
Rating	
Council Tax	
BAND	
Tenure	
Share of Freehold - This is to be confirmed by your legal representative.	



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