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Cathedral Road

PONTCANNA



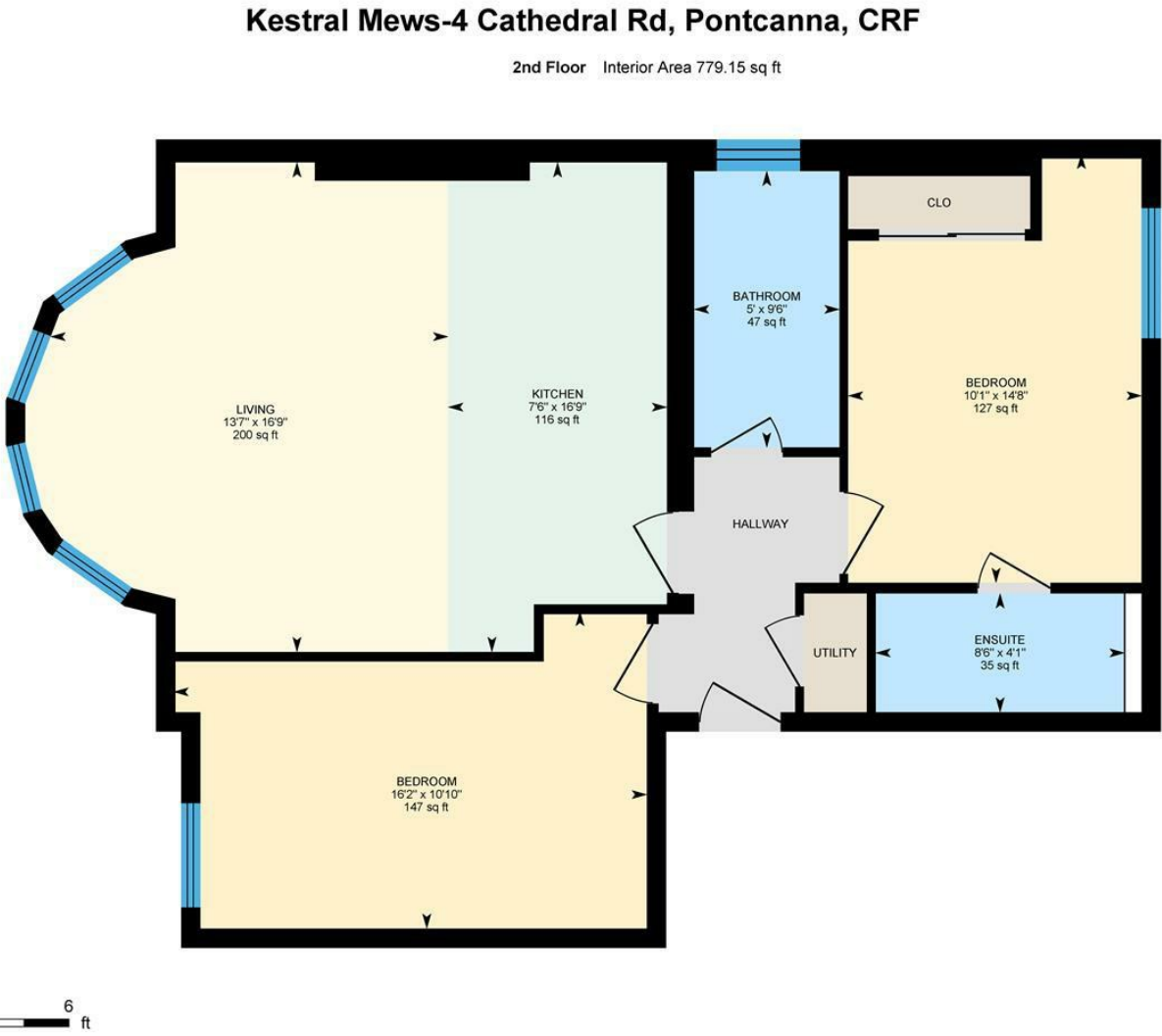
Stylish first floor apartment in the heart of Pontcanna that further benefits allocated parking to the rear.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreycross.co.uk



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

A peaceful, stylish apartment located in the heart of Pontcanna.

Comments by the Homeowner





Cathedral Road

Pontcanna, Cardiff, CF11 9LS

Guide Price

£400,000



2 Bedroom(s)



2 Bathroom(s)



778.91 sq ft



Contact our
Pontcanna Branch
02920 499680

Jeffrey Ross are delighted to present this exceptional first-floor, bay-fronted apartment, ideally located in the heart of Pontcanna.

The property briefly comprises an inviting entrance hallway, two spacious double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite. A contemporary main bathroom features a modern walk-in shower.

To the front of the property is a beautifully presented open-plan living space, incorporating a bay-fronted lounge, dining area, and a sleek, modern fitted kitchen complete with a large breakfast bar. Integrated appliances include a wine fridge, fridge freezer, electric cooker, hob, extractor fan, and dishwasher.

This apartment offers broad appeal, making it an excellent choice for first-time buyers, those looking to downsize, or investors seeking a buy-to-let or Airbnb opportunity, with no lease restrictions in place.

Further benefits include an allocated parking space to the rear, a video intercom system accessible via mobile, and an integrated Bluetooth speaker system in the living area. The property also features electric heating throughout.



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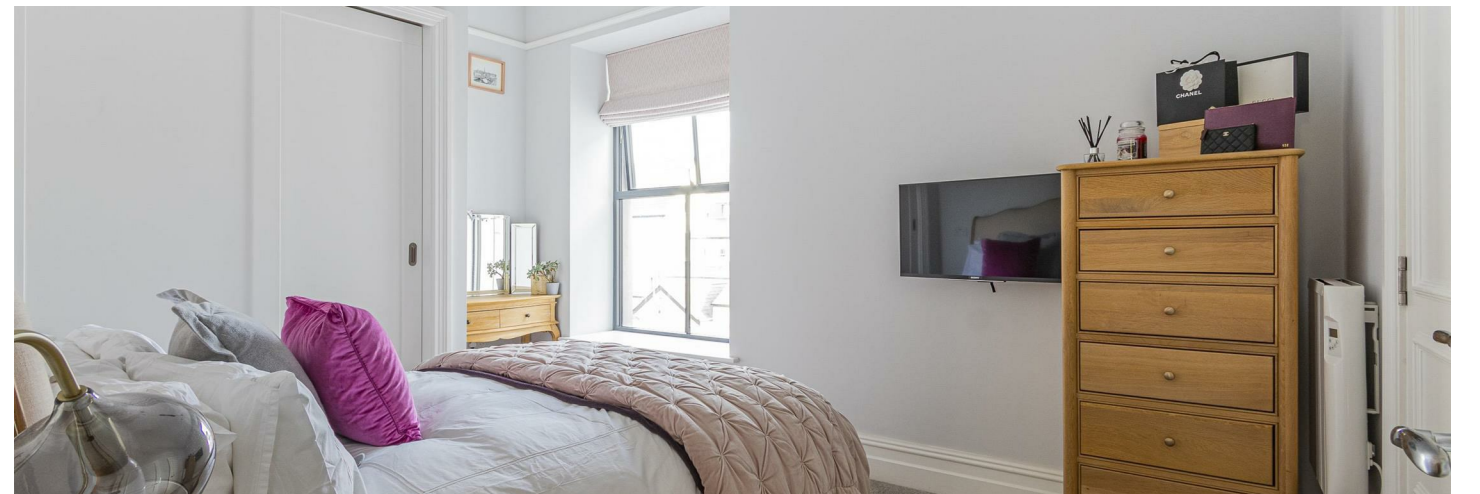
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Entrance Hallway	Council Tax
Bedroom Two 16'2" x 10'10" (4.94m x 3.31)	Band - F
Storage cupboard	Lease details
Bathroom 4'11" x 9'5" (1.52m x 2.89m)	200 years from January 2021
Bedroom One 10'0" x 14'8" (3.06m x 4.48m)	Service Charges
En-suite 8'6" x 4'0" (2.60m x 1.24m)	Service Charge approx £1800pa this is to be confirmed by your legal advisor.
Open plan Living / Dining 13'7" x 16'9" (4.15m x 5.11m)	Ground Rent
Kitchen Area 7'5" x 16'9" (2.28m x 5.11m)	£200 per annum which is capped
Parking	Additional Features
Tenure	The apartment includes integrated appliances: fridge/freezer, dishwasher, wine cooler and washer/dryer combo. The property also benefits from integrated Bluetooth speaker system and video intercom system.
We are informed by our client that the property is Leasehold with a share of freehold, this is to be confirmed by your legal advisor.	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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

