



104-108 CATHEDRAL ROAD
PONTCANNA





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PONTCANNA, CF11 9LP - GUIDE PRICE £190,000



1 bedroom(s)



1 bathroom(s)



448.00 sq ft

JeffreyRoss are proud to bring to the market this exceptional first floor duplex one bedroom apartment in the ever popular Kestral Mews on Cathedral Road in the heart of Pontcanna. Ideally located within walking distance to the City Centre, Pontcanna Fields and the amenities of Cathedral Road. The property briefly comprises entrance hallway leading on to an open plan kitchen / living room with a modern fitted kitchen with built in appliances including dishwasher, washer-dryer and fridge-freezer, bathroom with walk in shower and heated towel rail, then to the upper floor you have a large double bedroom with built in wardrobes.

EPC Rating: C

Council Tax Band: E

PROPERTY SPECIALIST

Mrs Ruby Ledley

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Valuer





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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 	



COMMUNAL ENTRANCE

LIVING ROOM / KITCHEN
3.71m x 4.93m (12'2 x 16'2)

BATHROOM
3.71m x 0.91m (12'2 x 3)

BEDROOM
3.73m x 3.89m (12'3 x 12'9)

EPC
RATING C

COUNCIL TAX
BAND E

SERVICE CHARGE
£2,000 per annum

GROUND RENT
£200 per annum

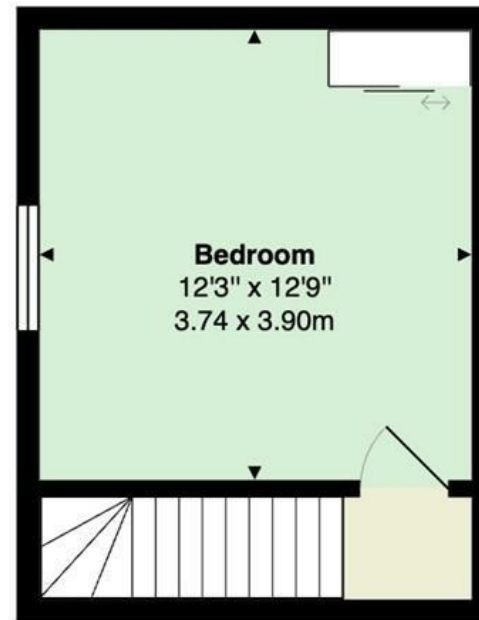
TENURE
Leasehold. This is to be confirmed by your legal representative.

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A one bedroom apartment in the popular Kestral Mews development, a stone throw away from Llandaff Fields & the city centre.

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Comments by Mrs Ruby Ledley



Kestral Mews

Total Area: 448 ft² ... 41.6 m²

All measurements are approximate and for display purposes only

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