

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



32 CATHEDRAL ROAD
RIVERSIDE

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RIVERSIDE, CF11 9FS - £475,000

JeffreyRoss are proud to bring to the market PHASE TWO of the Sophia Mews Development, located on Just off Cathedral Road and adjacent to Sophia sports centre and Glamorgan Cricket ground. Sophia Mews offers a select number of contemporary townhouses with sizable inset balconies and undercroft parking. The developer has used sympathetic materials such as natural stone cladding to compliment the modern design, which allows the building to bed in to this well established location. The accommodation briefly comprises entrance hall, open plan lounge/dining room with kitchen chosen by Liz Rose interiors, covered inset balcony perfect for all year round use, three double bedrooms, stylish family bathroom and ensuite shower room to master. The Townhouses will be ready for occupation towards the end of the summer.

*Full details and and further imagery will be available shortly. Please take a look at our sneak peek marketing video online and register your interest at: www.jeffreyross.co.uk

 3 bedroom(s)  2 bathroom(s)  1162.00 sq ft

GROUND FLOOR ENTRANCE

HALLWAY
4.52m x 1.93m (14'9" x 6'3")

FIRST FLOOR

KITCHEN / LIVING / DINING
5.03m x 7.21 (16'6" x 23'7")

TERRACE
1.95m x 1.36m (6'4" x 4'5")

STORAGE
1.04m x 2.01m (3'4" x 6'7")

BATHROOM
2.01m x 2.46m (6'7" x 8'0")

BEDROOM THREE
3.51m x 3.98m (11'6" x 13'0")

SECOND FLOOR

BEDROOM TWO
2.87m x 3.14m (9'4" x 10'3")

BEDROOM ONE
4.12 x 3.40m (13'6" x 11'1")

EN-SUITE
1.52m x 2.16m (4'11" x 7'1")

TERRACE
1.74m x 1.42m (5'8" x 4'7")

TENURE

We have been advised they are 999 years with a share of freehold. this is to be confirmed by your legal advisor.

SERVICE CHARGE: £1992.31 per annum / £166.03 per month, which includes Buildings Insurance and maintenance of the communal area.

ESTATE CHARGES

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COUNCIL TAX

TBC

ADDITIONAL INFORMATION

New Build warranty
Allocated Parking
Walking distance to City Centre, Central Quay, Square and Train station.
Fantastic investment in arguably Cardiff's most popular area.
Completion Date to be finalised.



Energy Efficiency Rating

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




SOPHIA MEWS
PONTCANNA

NO.9 &11

ENTRANCE - 4.52M x 1.93M
KITCHEN / LIVING /
DINING - 5.03M x 7.21M
BATHROOM - 2.01M x 2.46M
TERRACE - 1.95M x 1.36M
BEDROOM TWO - 3.51M x 3.98M
BEDROOM ONE - 4.12M x 3.40M
ENSUITE - 1.52M x 2.16M
BEDROOM THREE - 2.87M x 3.14M
TERRACE - 1.74M x 1.42M

SIZE - 108 M2 / 1,162 SQFT