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CARDIFF

VALE

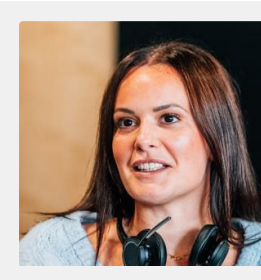
CAERPHILLY

BRISTOL





Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreycross.co.uk



Comments by the Homeowner

Second Floor

APARTMENT 08					
56sqm / 603sqf		ft		meters	
	W	L	W	L	
Kitchen & Living	18	14	56	44	
Bedroom 1	14	10	42	31	
Bedroom 2	13	10	39	30	
Study	7	13	22	41	

APARTMENT 09					
54sqm / 581sqf		ft		meters	
	W	L	W	L	
Kitchen & Living	15	19	44	57	
Bedroom 1	14	12	43	36	

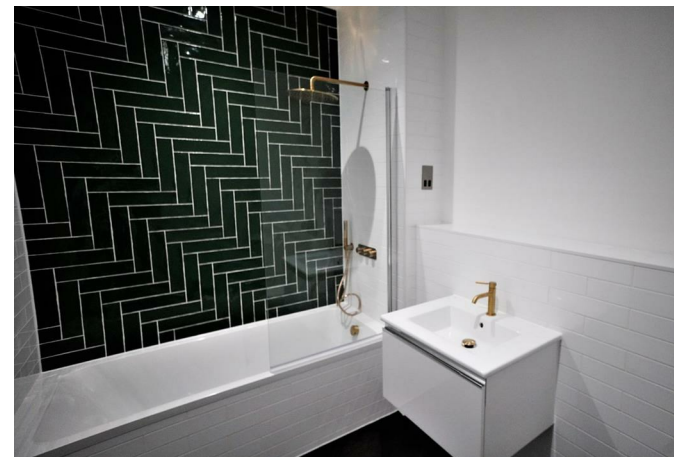
APARTMENT 10					
80sqm / 861sqf		ft		meters	
	W	L	W	L	
Kitchen & Living	23	14	69	42	
Bedroom 1	14	10	44	32	
Bathroom	15	10	46	29	

APARTMENT 11					
73sqm / 786sqf		ft		meters	
	W	L	W	L	
Kitchen & Living	14	6	42	18	
Bedroom 1	15	11	44	33	
Bedroom 2	10	11	31	35	
Bedroom 3	7	10	20	31	


**CATHEDRAL
GARDENS**



Important Notice
The developer and their agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property within these or elsewhere either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and have not tested any services, equipment or fixtures. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.



Cathedral Road

, Cardiff, CF11 9FQ

Asking Price

£250,000



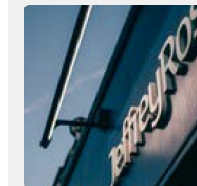
1 Bedroom(s)



1 Bathroom(s)



581.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Jeffrey Ross are delighted to present this beautifully appointed one-bedroom apartment, situated within the highly sought-after Cathedral Gardens development.

Ideally located within walking distance of Cardiff City Centre, the property also benefits from close proximity to the picturesque green spaces of Sophia Gardens and Llandaff Fields, offering the perfect balance between urban convenience and peaceful surroundings.

The apartment comprises a bright and spacious open-plan kitchen, dining, and living area, designed for modern living and entertaining. The contemporary kitchen is fully equipped with integrated appliances, including a fridge freezer and dishwasher, and is complemented by ample storage and worktop space.

The property further benefits from a stylish, modern bathroom fitted with a full-size bath and overhead shower, finished to a high standard.

The generously sized double bedroom offers a comfortable and tranquil retreat, with plenty of space for furnishings.

Tenure
Service charge approx £1680 per annum - to be confirmed by your legal advisors
Ground Rent £0

Length of lease 250 years from October 2022

Kitchen Living

Bedroom

