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CARDIFF

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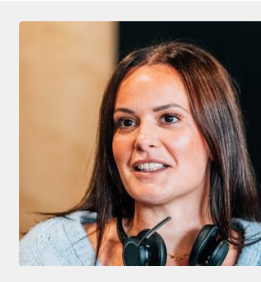
Cathedral Road

PONTCANNA



A lovely development in the heart of Pontcanna. A stone throw away from the City Centre & Bute Park.

Comments by Mrs Ruby Ledley

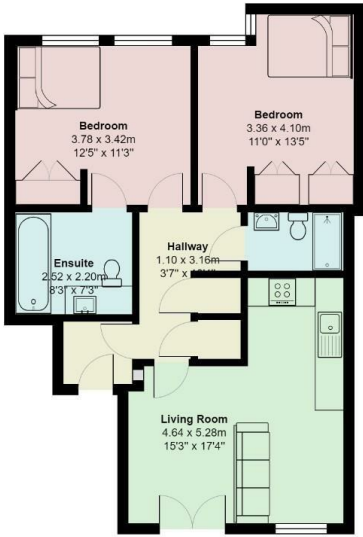


Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreycross.co.uk



Comments by the Homeowner



Gwynt Mews

Total Area: 65.9 m² ... 709 ft²

All measurements are approximate and for display purposes only



Hallway

Lounge/Kitchen 15'3 x 17'4 (4.65m x 5.28m)

Bedroom 1 12'5 x 11'3 (3.78m x 3.43m)

En-Suite 8'3 x 7'3 (2.51m x 2.21m)

Bedroom 2 11 x 13'5 (3.35m x 4.09m)

Bathroom

Council Tax
Band F

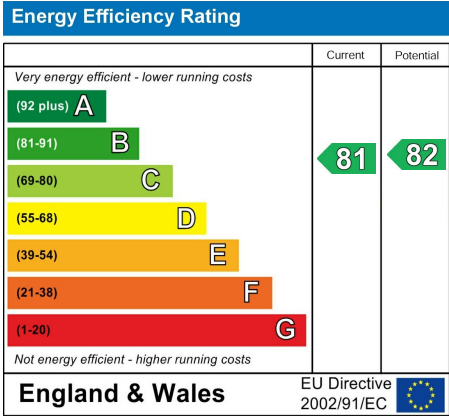
EPC
B Rating

Service Charge
£3,147 per Annum. Ground Rent £250 per annum.

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

Lease Length
106 years remaining

Allocated Parking
To the front of the property.



Cathedral Road

Pontcanna, Cardiff, CF11 9LZ

Guide Price

£260,000

2 Bedroom(s) 2 Bathroom(s) 709.00 sq ft



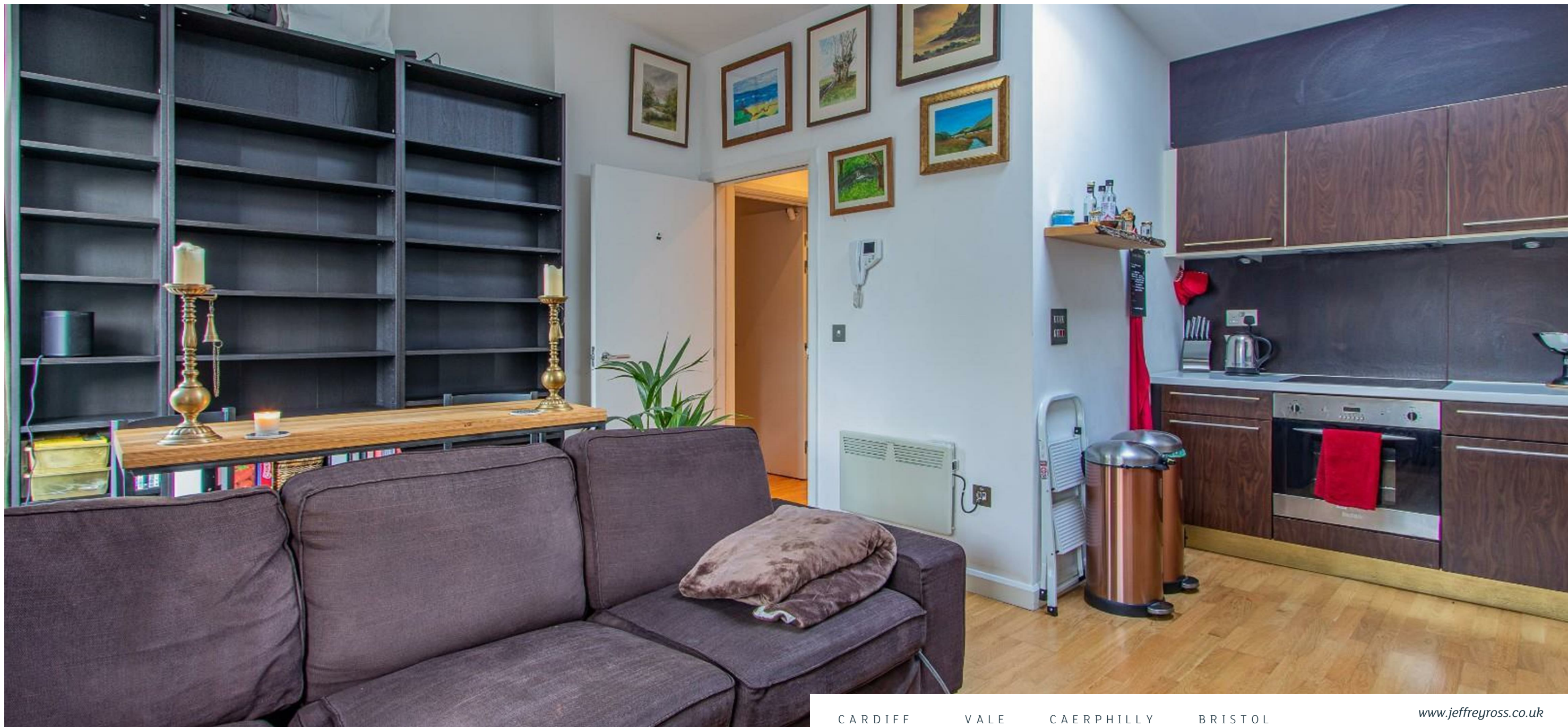
Contact our
Pontcanna Branch
02920 499680

Welcome to this charming flat located in the highly sought-after area of Gwynt Mews on Cathedral Road, Pontcanna, Cardiff. This modern development offers a delightful living space, boasting a generous 709 square feet. The apartment features two spacious double bedrooms.

The property includes two well-appointed bathrooms, ensuring convenience for both residents and visitors. The open-plan reception room provides a welcoming atmosphere, ideal for entertaining or enjoying quiet evenings at home.

Being chain free, this flat presents an excellent opportunity for both first-time buyers and investors alike. The prime location of Pontcanna means you are just a stone's throw away from a variety of local amenities, including shops, cafes, and parks, making it a perfect spot for those who appreciate a vibrant community.

This property is not just a home; it is a lifestyle choice, offering modern living in one of Cardiff's most desirable neighbourhoods.



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