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CARDIFF VALE CAERPHILLY BRISTOL

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@jeffreyross.co.uk

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

Comments by the Homeowner

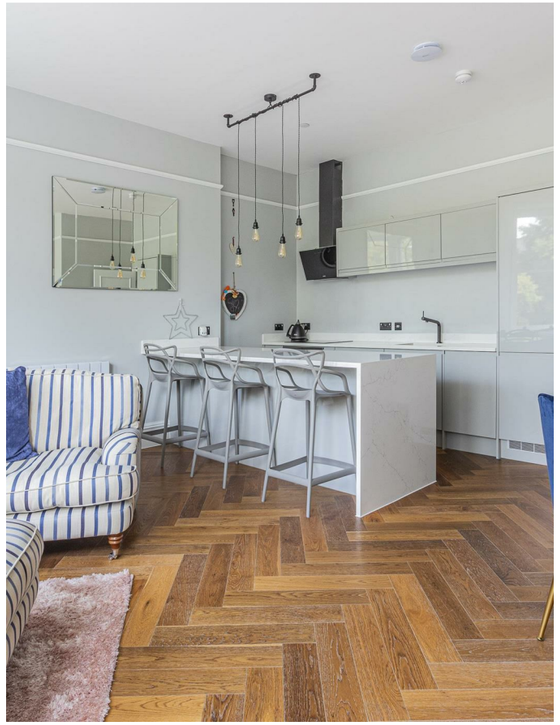
Kestral Mews-4 Cathedral Rd, Pontcanna, CRF

2nd Floor Interior Area 779.15 sq ft

0 3 6 ft

N

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.



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.

Entrance Hallway

Bedroom Two 16'2" x 10'10" (4.94m x 3.31)

Storage cupboard

Bathroom 4'11" x 9'5" (1.52m x 2.89m)

Bedroom One 10'0" x 14'8" (3.06m x 4.48m)

En-suite 8'6" x 4'0" (2.60m x 1.24m)

Open plan Living / Dining 13'7" x 16'9" (4.15m x 5.11m)

Kitchen Area 7'5" x 16'9" (2.28m x 5.11m)

Parking

Allocated parking space number 4

Tenure

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.

Council Tax

Band - F

Lease details

200 years from January 2021

Service Charges

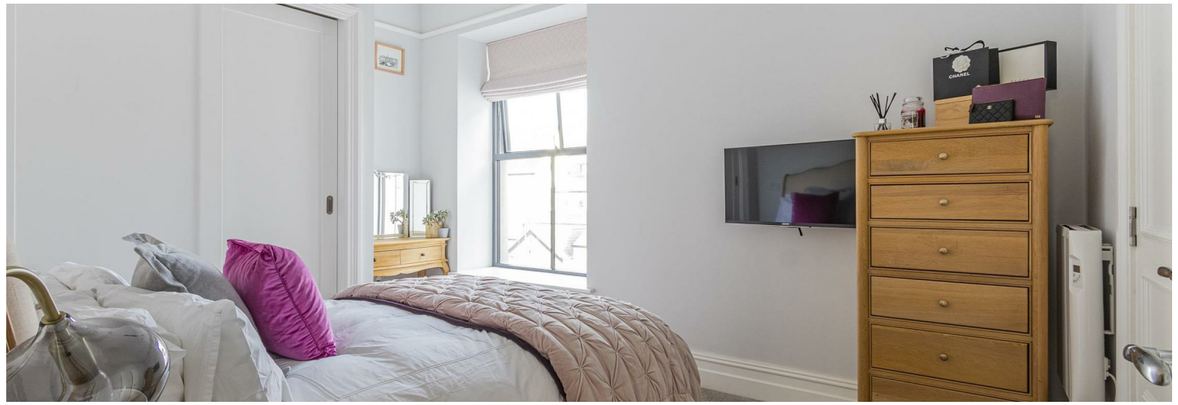
Service Charge approx £1800pa
this is to be confirmed by your legal advisor.

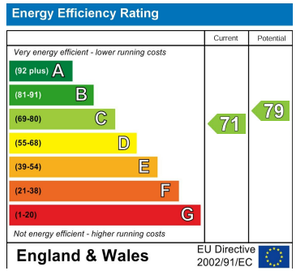
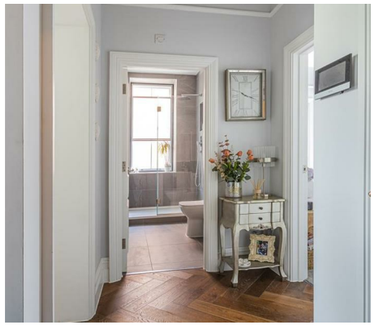
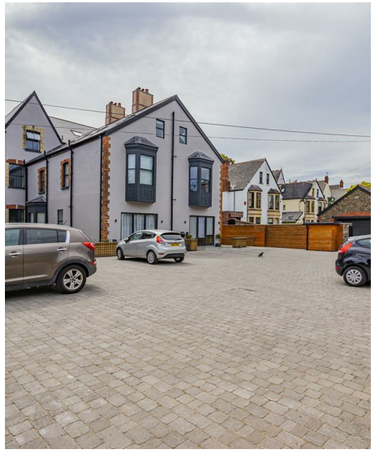
Ground Rent

£200 per annum which is capped

Additional Features

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.




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
71
79
England & Wales
EU Directive 2002/91/EC