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CARDIFF VALE CAERPHILLY BRISTOL

*A spacious two bedroom apartment on the prestigious Cathedral Road. A stone throw away from the city centre and Bute Park.*

Comments by Mrs Ruby Ledley

**Property Specialist**

Mrs Ruby Ledley

Valuer

ruby@jeffreyross.co.uk


*A great size flat in a brilliant location.*

Comments by the Homeowner

Gwynt Mansions

Total Area: 74.8 m² ... 805 ft²

All measurements are approximate and for display purposes only

# Cathedral Road

*Pontcanna, Cardiff, CF11 9LZ*

Guide Price

**£315,000**

2 Bedroom(s) | 2 Bathroom(s) | 805.00 sq ft

Contact our

*Pontcanna Branch*

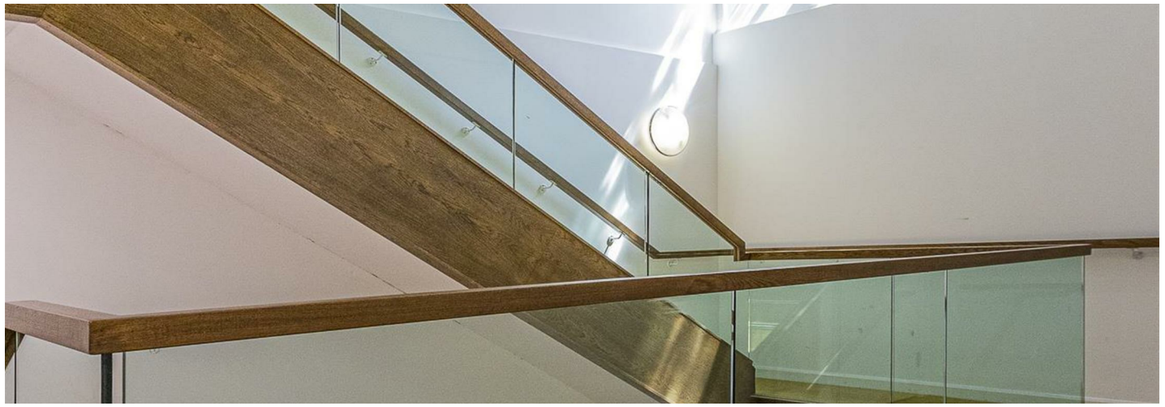
02920 499680

In the heart of Pontcanna, Cardiff, this exquisite flat at Plas Gwynt Mansions offers a harmonious blend of classic and contemporary design. Spanning an impressive 805 square feet, the property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a stylish urban retreat.

Upon entering, you are greeted by a welcoming Lounge & Kitchen that serves as the perfect space for relaxation or entertaining guests, with a view onto the ever popular Cathedral Road. The flat features two well-appointed bathrooms, ensuring convenience and comfort for all residents. The thoughtful layout maximises space and light, creating an inviting atmosphere throughout.

One of the standout features of this property is its prime location. Pontcanna is renowned for its vibrant community, with an array of cafes, restaurants, and parks just a stone's throw away. Residents can enjoy leisurely strolls along the picturesque streets or take advantage of the nearby amenities that enhance the quality of life in this charming neighbourhood.

Additionally, the property includes private parking for one vehicle, a valuable asset in this sought-after area. Offering both comfort and convenience in one of Cardiff's most desirable locations.



**Entrance Hallway**

**Lounge / Kitchen 21'4 x 13'3 (6.50m x 4.04m)**

**Bedroom 1 11'1 x 8'10 (3.38m x 2.69m)**

**En-Suite 9'2 x 4'1 (2.79m x 1.24m)**

**Bedroom 2 10'2 x 8'10 (3.10m x 2.69m)**

**Bathroom 9'2 x 5'9 (2.79m x 1.75m)**

**EPC**

BAND D

**Council Tax**

Band F.

**Tenure**

Leasehold, with 106 years remaining. This is to be confirmed by your legal representative.

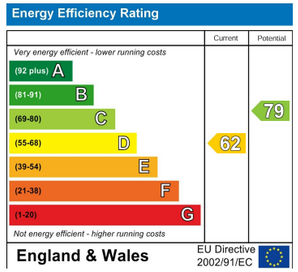
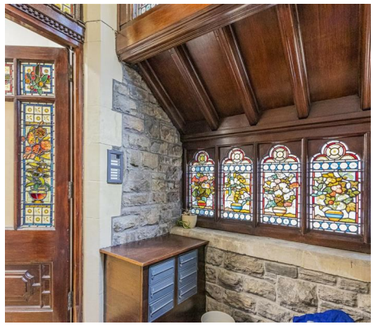
**Service Charge**

£2846 per annum. Ground Rent £250 per annum.

**School Catchment**

**Off Road Parking**

ALLOCATED


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
62
79
England & Wales
EU Directive 2002/91/EC