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CARDIFF VALE CAERPHILLY BRISTOL

This modern ground-floor flat on Cathedral Road in Pontcanna offers stylish, easy living in one of Cardiff's most popular areas. With 689 sq ft, it includes two bedrooms, a master with an ensuite, and a bright open-plan kitchen/living space that's great for relaxing or having friends over.

Comments by Mr Julian Preston

Property Specialist

Mr Julian Preston

Senior valuer

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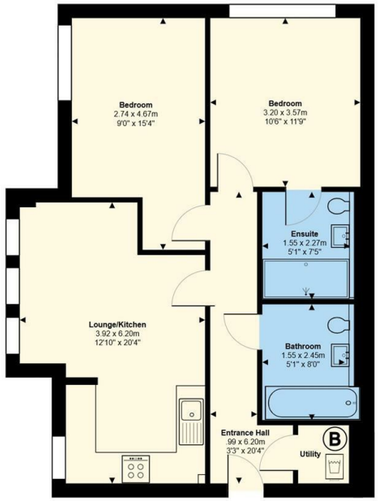
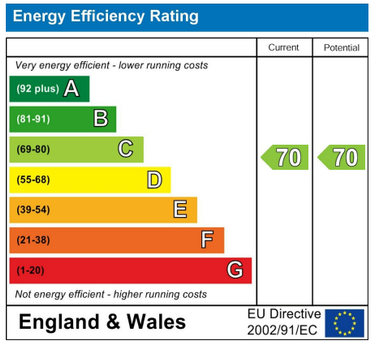
A lovely modern apartment with some excellent features and benefits. Two double bedrooms with an ensuite to the master bedroom. An open plan lounge & kitchen with a separate utility area. The property has a long lease and also benefits from gated parking with EV charging and lift access to the ground floor with wide doorways which makes this wheelchair friendly. No onward chain!

Comments by the Homeowner





Entrance Hallway 20'4" x 3'3" widens to 5'2" max (6.20m x 0.99m widens to 1.57m max)

Utility Room 4' x 4' (1.22m x 1.22m)

Bathroom 8'1 x 5'1" (2.46m x 1.55m)

Lounge/Kitchen 20'4" max x 12'10" max (6.20m max x 3.91m max)

Bedroom 11'9" x 10'6" (3.58m x 3.20m)

Ensuite 7'5" x 5'1" (2.26m x 1.55m)

Bedroom 15'4" max x 9' (4.67m max x 2.74m)

Communal Garden

The apartment has access to the developments communal gardens.

Gated Parking

The property benefits from gated allocated parking which has an EV charging point and lift access from the parking area to the ground floor.

EPC

Rated C

Construction

Modern build with decorative brick & render with cavity wall and inner block

Mobile & Broadband

Mobile signal likely. Broadband up to 1800 Mbps

Tenure

We have been advised by our seller client that the property is a leasehold with 248 years remaining. The ground rent is £270 pa and the service charge is £2376 pa.

Council Tax

Band E

Cathedral Road

Pontcanna, Cardiff, CF11 9FN

Offers In Excess Of

£300,000

2 Bedroom(s) 2 Bathroom(s) 689.00 sq ft

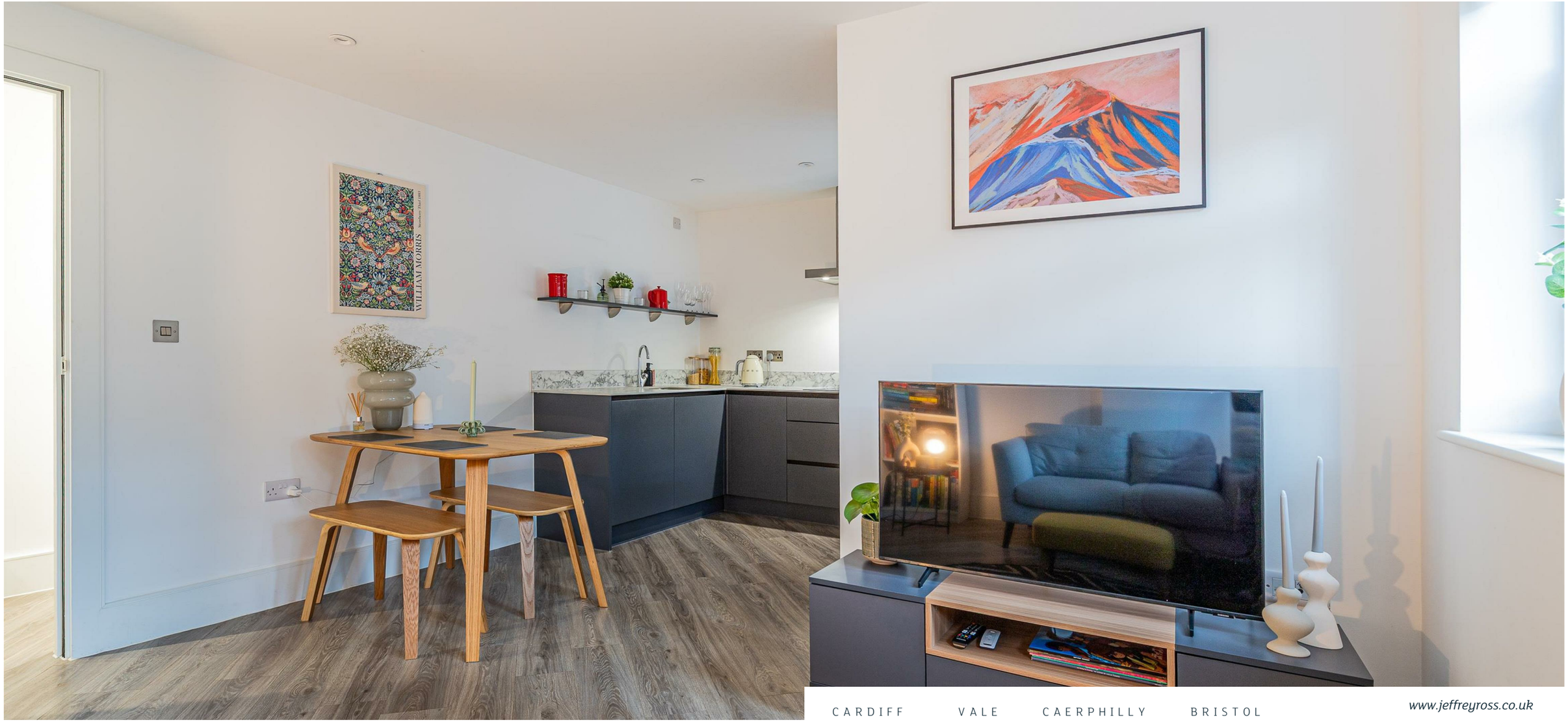
Contact our

Pontcanna Branch

02920 499680

Nestled in the desirable area of Cathedral Road in Pontcanna, Cardiff, this modern ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 689 square feet, the property boasts two well-appointed bedrooms, with the master featuring an ensuite shower room, ensuring privacy and ease for its occupants. The flat is designed with an emphasis on excellent presentation, making it an inviting space for both relaxation and entertaining. The reception room which is open plan with the kitchen provides a welcoming atmosphere, ideal for hosting friends or enjoying quiet evenings at home.

One of the standout features of this property is the gated parking, which includes an electric vehicle charging point, catering to the needs of modern living. This added convenience is a rare find in urban settings, making this flat even more appealing. Located in a vibrant neighbourhood, residents will benefit from the local amenities and the charm of Pontcanna, known for its picturesque streets and community spirit. This property is perfect for those seeking a stylish and practical home in a sought-after location. Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to enjoy contemporary living in Cardiff. The property has an added benefit of being sold with no onward chain.


WILLIAM MORRIS