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CARDIFF VALE CAERPHILLY BRISTOL



Pendyris Street

GRANGETOWN



Comments by Mr Luke Trezise

Property Specialist

Mr Luke Trezise

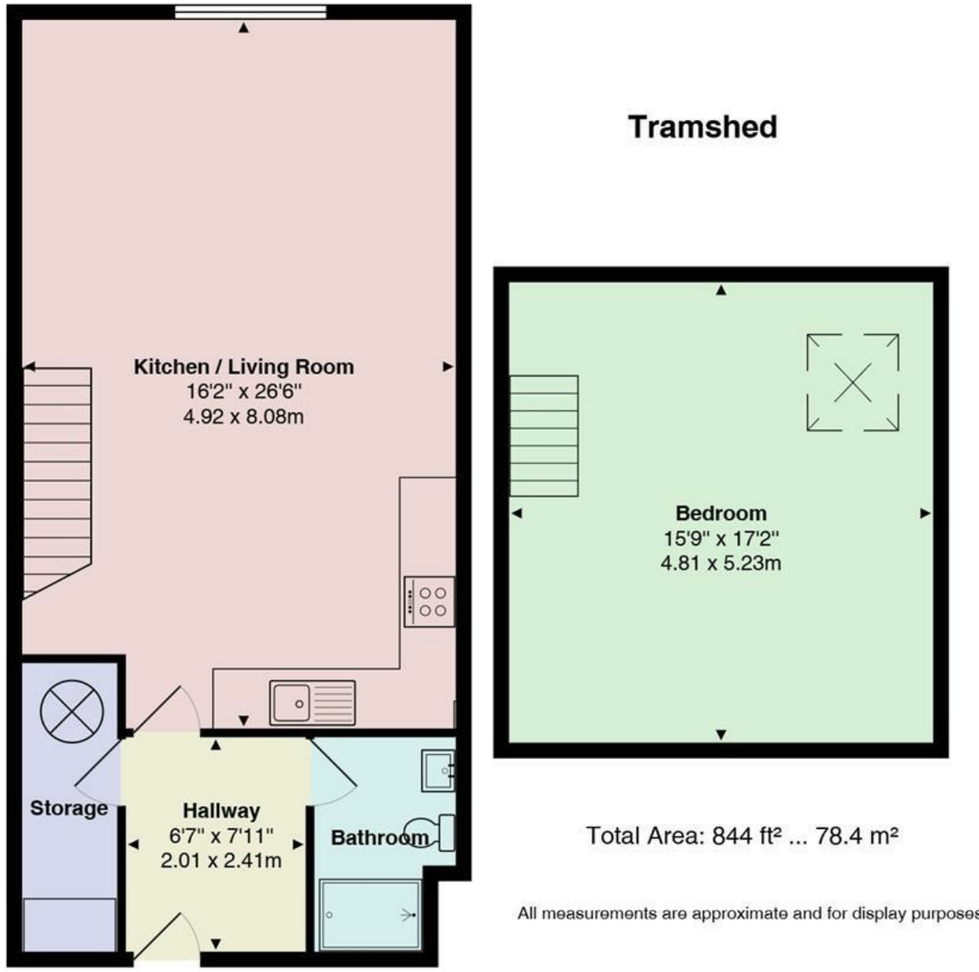
Senior valuer

luke@jeffreyross.co.uk

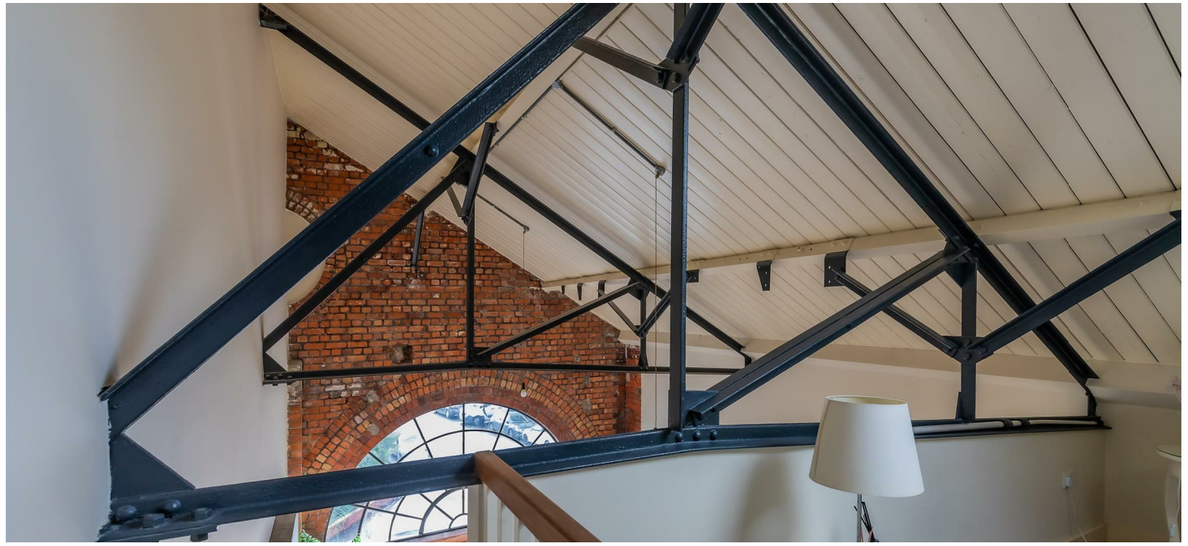
A wonderful one bedroom luxury apartment set in a converted Victorian building . Spanning an impressive 844 square feet of living space and conveniently located just a short walk from Cardiff City Centre.

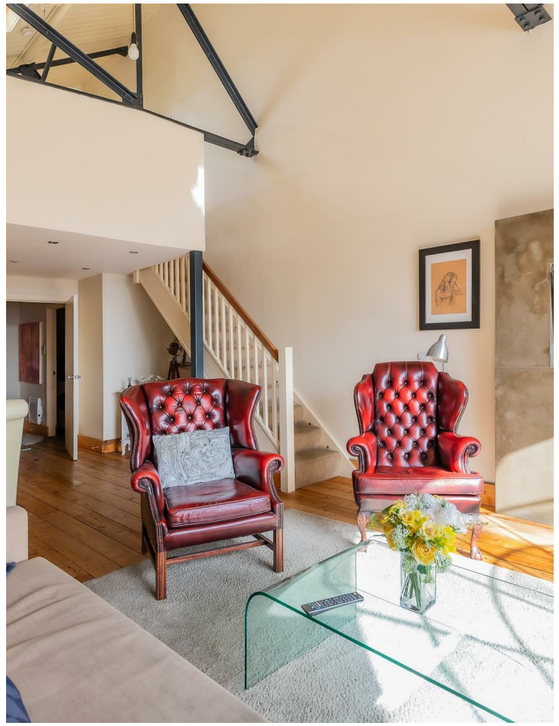
Comments by the Homeowner













Pendyris Street

Grangetown, Cardiff, CF11 6BH

Asking Price

£185,000

1 Bedroom(s) | 1 Bathroom(s) | 844.00 sq ft



Contact our

Pontcanna Branch

02920 499680

This exquisite one-bedroom luxury apartment offers a unique blend of modern living and Victorian charm. Spanning an impressive 844 square feet, the property is set within a beautifully converted Victorian building, showcasing the elegance of its era while providing contemporary comforts. Upon entering, you are greeted by a secure communal entrance hallway, ensuring peace of mind and a welcoming atmosphere. The apartment itself boasts a spacious reception room, perfect for both relaxation and entertaining. The cleverly designed mezzanine level adds an extra dimension to the living space, providing a versatile area that can be tailored to your needs, whether as a study, reading nook, or additional storage. The well-appointed bedroom offers a tranquil retreat, while the modern bathroom is designed with both style and functionality in mind. With lift access directly to the apartment, convenience is at the forefront of this property, making it suitable for a variety of lifestyles. One of the standout features of this apartment is the absence of an onward chain, allowing for a smooth and efficient purchasing process. This property is ideal for first-time buyers, professionals, or those seeking a stylish city pad in a vibrant location.





Hallway 7'11" x 6'7" (2.41m x 2.01m)

Storage

Bathroom

Kitchen/Living Room 26'6" x 16'2" (8.08m x 4.93m)

Bedroom 17'2" x 15'9" (5.23m x 4.80m)

Tenure

We have been advised by the seller that the property is leasehold with approximately 240 years remaining from a 250 year lease/. We have also been advised that the ground rent is £150 per annum and the service charge is £1600 per annum.

EPC

Rated D

Council Tax

Band D

Mobile & Broadband

Broadband speeds of up to 1000 Mbps are available and mobile reception across the 4 main providers is good.

School Catchment

My English medium primary catchment area is
Ninian Park Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
My English medium secondary catchment area is
Fitzalan High School
My Welsh medium primary catchment area is
Ysgol Gynradd Gymraeg Hamadryad
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf







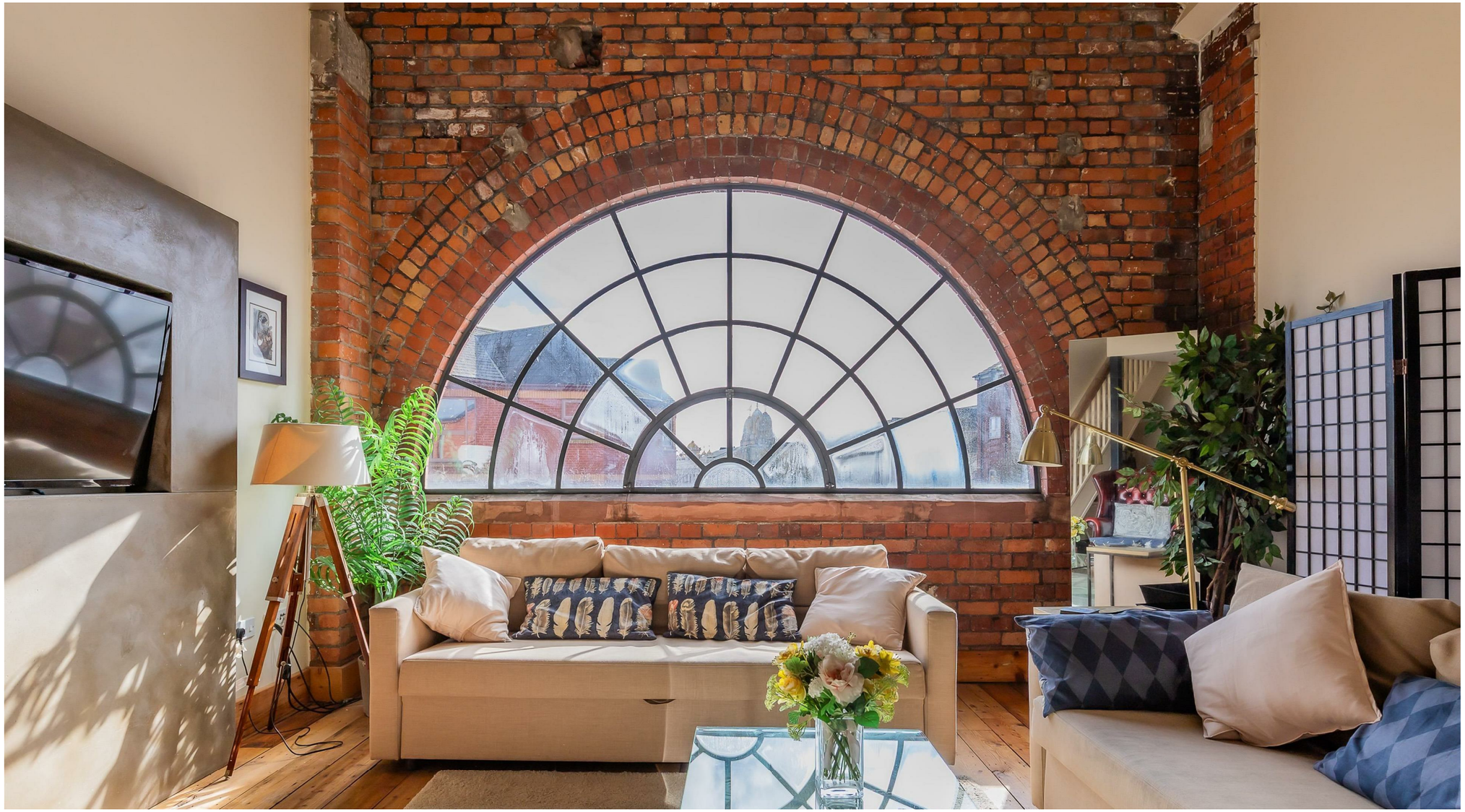


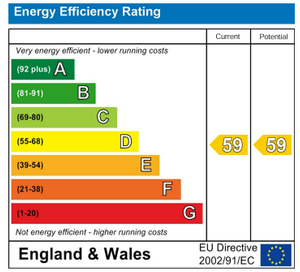



TRAMSHED
Live/Work








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
59
59
England & Wales
EU Directive 2002/91/EC



