



herbert r thomas

Apartment 8, 4
Cathedral Road
Pontcanna, Cardiff, Cardiff,
CF11 9QH

hrt.uk.com



Apartment 8, 4 Cathedral Road

Asking price **£249,950**

A one double bedroom, first floor apartment in a highly sought after location, benefiting from balcony plus a secured parking space.

High Quality, One double bedroom, first floor apartment

Highly sought-after location within walking distance to City Centre and Pontcanna amenities

Private balcony overlooking Cathedral Road

Views into Sophia Gardens from bedroom

One secure allocated car parking space

Ideal owner occupancy or buy-to-let investment

Vacant possession and no ongoing chain

Fitted kitchen with integrated appliances

Viewings Highly recommended



Situated in a highly sought-after and convenient location, close to Cardiff City Centre, lies this high quality one double bedroom first floor apartment.

The Apartment benefits from a balcony overlooking Cathedral Road and the bedroom enjoys views into Sophia Gardens. The property is ideal for owner occupancy or as a buy to let investment, it is being sold with vacant possession and no ongoing chain. The

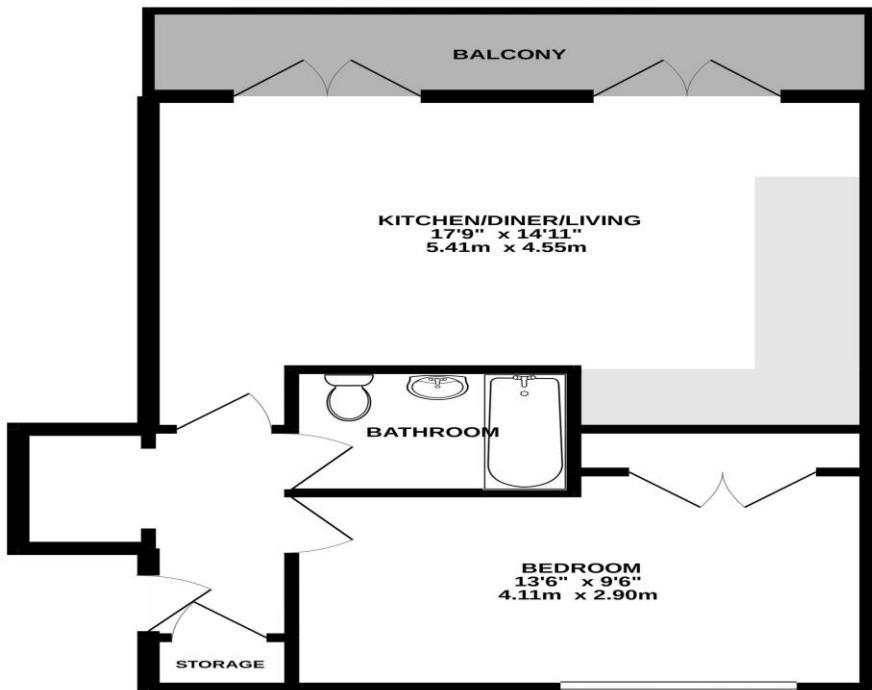
property has been successfully let since being bought in 2015.

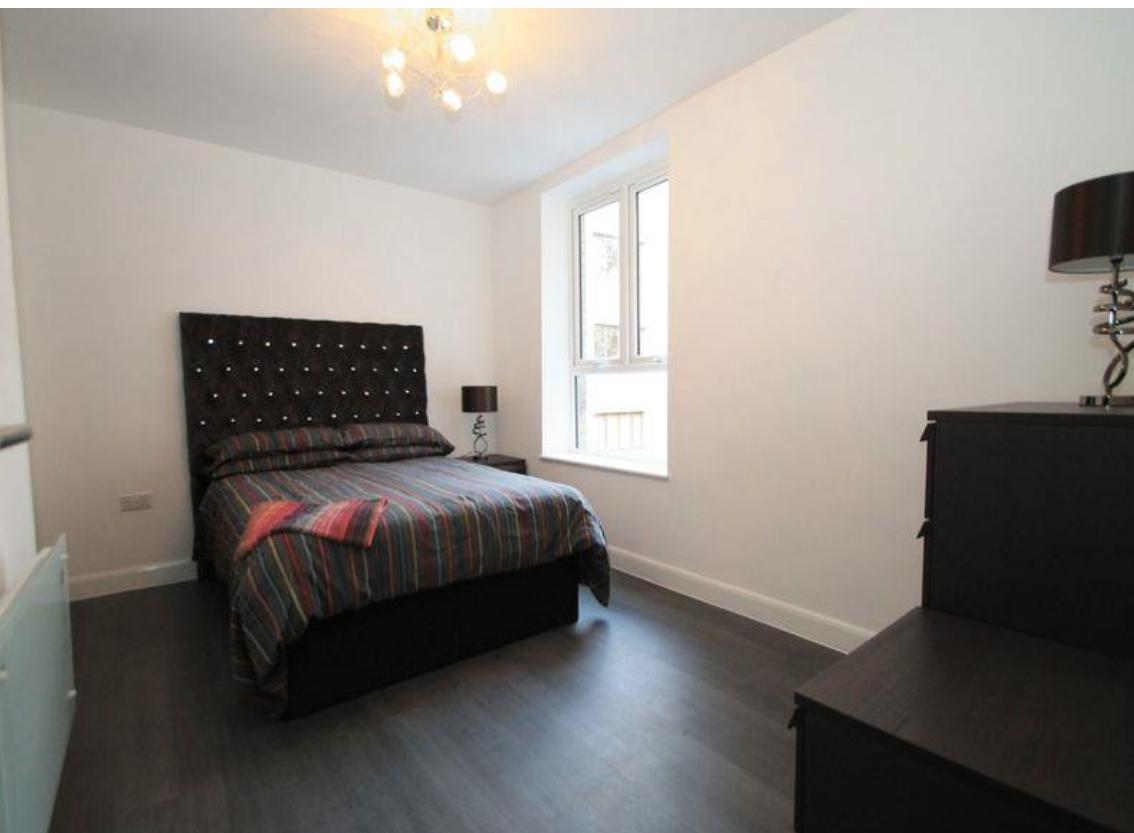
The accommodation comprises ENTRANCE HALL, (3'9" x 9'6") with built-in storage cupboard, plus recess which could house a study area. The entrance hall has high quality Karndean flooring which continues into both the bedroom plus kitchen/dining/living room. The KITCHEN/DINING/LIVING ROOM, (12'3" widening to 14'11" x 17'9") has two pairs of French doors to front, giving access to the

balcony and enjoying views of Cathedral Road. The kitchen offers a range of white base and wall mounted units with integrated appliances including Smeg oven, ceramic hob and hood over, Baumatic fridge/freezer, dishwasher and washer/dryer. The generous sized DOUBLE BEDROOM, (8'10" widening to 9'6" x 13'7") with window to rear enjoys views into Sophia Gardens. It benefits from a built-in double wardrobe.

The FAMILY BATHROOM, (5'6" x 7'5") offers a white Porcelanosa three-piece suite including panel bath with fitted shower and glazed shower screen, wall mounted wash hand basin and suspended toilet. The bathroom has Porcelanosa tiled floor and part tiling to walls. Outside the property benefits from a secure allocated parking space

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.





Directions

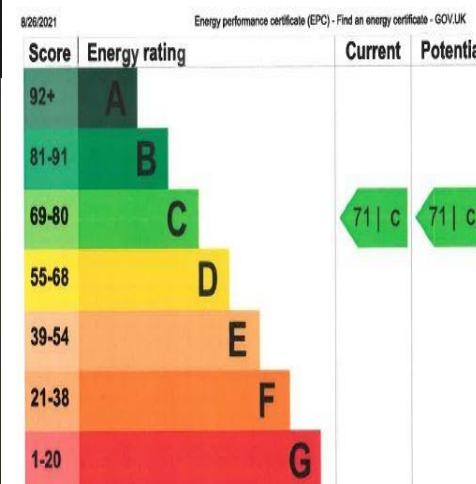
From Cardiff Castle travel west along Castle Street and over the River Taff. At the traffic lights turn right onto Cathedral Road number four is the second building on the right hand side.

Tenure

Leasehold

Services

Mains electric, water and drainage
Council Tax Band E
EPC Rating C



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL
01446 772911
sales@hrt.uk.com

hrt Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.