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herbert r thomas

7 Golate Court
Golate Street, Cardiff, CF10
1EU

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7 Golate Court

Asking price **£169,950**

Located in the heart of Cardiff City Centre situated between Westgate Street and St. Mary Street is this purpose built two double bedroom second-floor apartment.

Modern purpose-built second floor apartment

City centre location

Walking distance to all amenities and attractions

Views of Westgate Street and the Principality Stadium

Ideal investment property, on an assured short hold tenancy or Airbnb rental

Secure communal areas

Lift access to all floors

Open plan kitchen/dining/living room

Two double bedrooms, Master bedroom with built-in wardrobes plus ensuite shower room, Family bathroom

Vacant possession and no one going chain





It is ideally situated to all of the Capitals amenities and attractions.

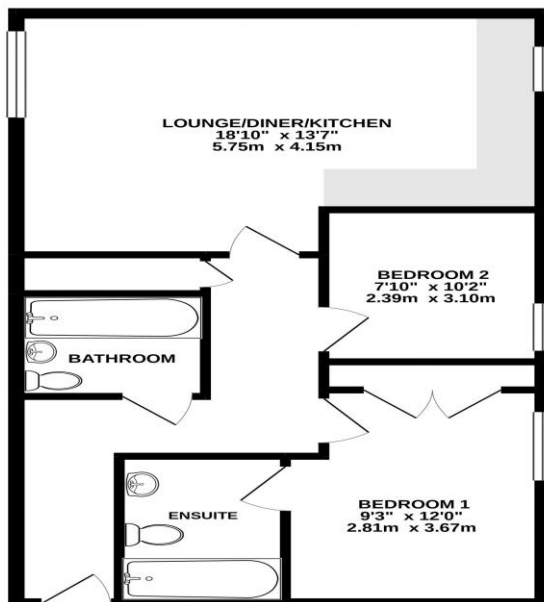
It enjoys views of Westgate Street and the Principality Stadium. It will make an ideal buy to let investment on an assured short hold tenancy or Airbnb rental. It could also be an ideal seconds home/city bolt hole.

The apartment, which is accessed via a secure communal Courtyard, and ENTRANCE HALLWAY has both lift and stair access to the second floor. The apartment offers accommodation briefly comprising of an ENTRANCE HALLWAY, with security entry phone system, Electric panel heater and

lamine wood flooring which continues into the living space. This open plan KITCHEN/DINING/LIVING SPACE (12'6" widening to 13'7" x 18'10") is dual aspect with its main window having views of Westgate Street and the Principality Stadium. Within the kitchen is a range of white base and wall mounted units with rolltop worksurfaces with splashback tiling over. Integrated appliances include oven, 4 ring electric hob with cooker hood over, fridge/freezer, slimline dishwasher and washer/dryer. The kitchen area has ceramic tiled flooring.

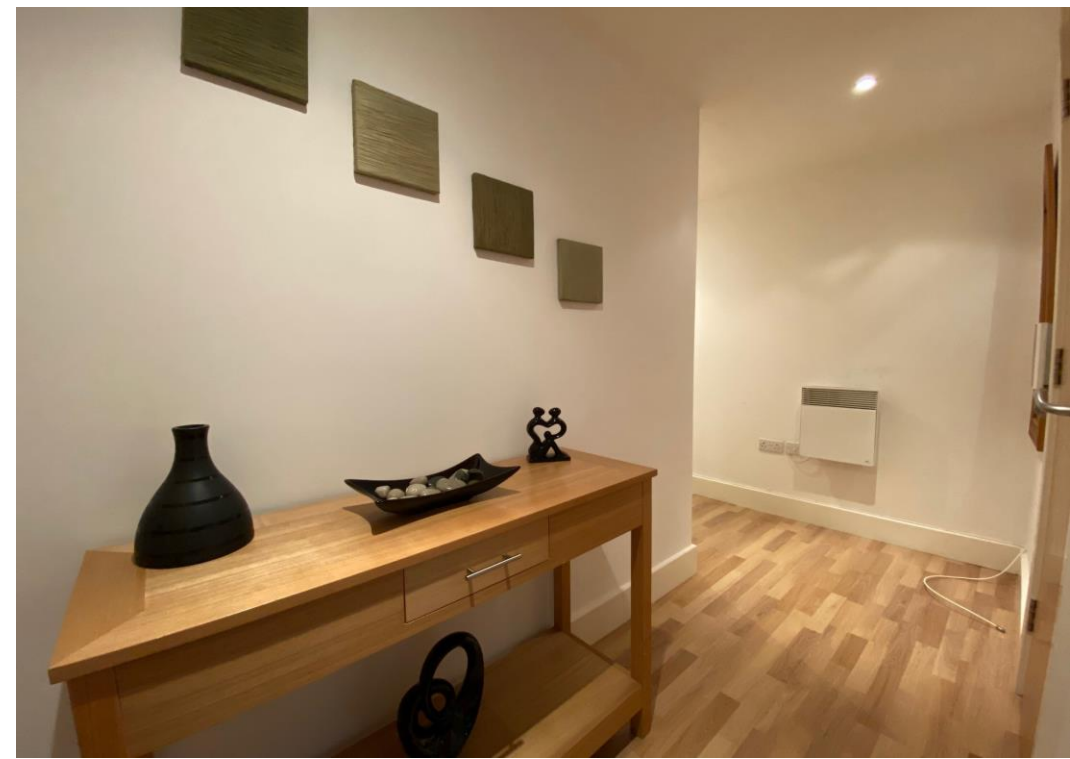
BEDROOM 1 (12'1" max x 9'3") and BEDROOM 2 (7'10" x 10'2") both double bedrooms, have windows looking into the courtyard. Bedroom one has built-in wardrobe cupboards and benefits from an EN-SUITE SHOWER ROOM, (4'5" widening to 8'4" x 4'6") with a white three-piece suite including shower cubicle with mains shower fitted, low-level WC with hidden cistern and wall mounted wash hand basin. The family BATHROOM, (7'10" x 5'7") offers a white three-piece suite comprising panelled bath with full splashback tiling above, low-level WC with hidden cistern and a wall mounted wash hand basin.

GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Walking from Cardiff Castle along High Street onto St. Mary's Street. Turn right onto Golate Street. The entrance to Golate Court is found between the Dental Practice and the Queens Vaults public house.

Tenure

Leasehold

Services

Mains electric, water and drainage
Council Tax Band D
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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5/1/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

7 Golate Court Golate Street CARDIFF CF10 1EU		Energy rating B
Valid until 2 May 2030	Certificate number 0079-2857-6356-2000-4861	

Property type
Mid-floor flat

Total floor area
64 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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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.

