

# Branksome House

Westgate Street, Cardiff CF10 1DF



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- Two Double Bedrooms
- Parquet Flooring

- City Centre
- Resident Parking Available

- Balcony
- First Floor

A two double bedroom first floor flat located in Castle Court, a traditional Edwardian building in the heart of Cardiff City Centre, just a short walk from central train station. The flat has many traditional features including Herringbone style parquet flooring and sash windows. The accommodation comprises an entrance hallway, a living room, kitchen, two double bedrooms, a W/C, a bathroom and a large full width balcony.

Castle Court is a desirable development in the heart of the city centre, it boasts an unrivalled location and services such as an on-site concierge, a lift and residents parking at Coldstream Terrace.

### **Entrance**

A covered porch and large wooden doors into;

### **Lobby**

Stairs and lift accessing all floors. Door to the rear giving access to the bike store.

### **First Floor**

Wooden door into;

### **Hallway**

A generous entrance hallway laid to traditional herringbone style parquet flooring, a large storage cupboard, an obscured window, radiator and doors to all rooms.

### **W/C**

A separate W/C with a suite comprising a wash basin and a low level W/C.

### **Living Room 15'08 max x 11'09 (4.78m max x 3.58m)**

Herringbone style parquet flooring, two traditional sash windows and French doors accessing the balcony. Radiator and picture rail.

### **Kitchen 12'03 x 6'08 (3.73m x 2.03m)**

A range of wall and base units with a breakfast bar, a sink and drainer, space for a gas cooker and plumbing for multiple appliances. Tile splash-backs, a traditional sash window and a door accessing the external staircase.

### **Master Bedroom 11'10 x 11'08 (3.61m x 3.56m)**

A generous double bedroom laid to fitted carpet, there are built in wardrobes, a radiator, traditional sash window and French doors to the balcony.

### **Bedroom Two 11'11 x 9'11 (3.63m x 3.02m)**

A double bedroom laid to herringbone style parquet flooring, two traditional sash windows



and a radiator.

### **Bathroom**

A three piece suite comprising a panelled bath with a mixer tap and shower attachment, there is a low level W/C and a pedestal wash basin. Partially tiles walls and a heated towel rail.

### **Balcony**

A large full width balcony with a south westerly aspect, partially overlooking the pitch of Cardiff Arms Park.

### **Tenure**

Leasehold