

Flat 3, 148 Cathedral Road

Pontcanna, Cardiff CF11 9JB



- Converted Period Building
- Trendy First Floor

- Stylish Fitted Kitchen
- EPC - Awaiting Assessment

- Shower Room
- 993 Year Lease Remaining

Located on the picturesque, tree-lined Cathedral Road and forming part of a stunning, converted former Victorian townhouse is this stylish first-floor apartment, situated seconds away from neighbouring Sophia Gardens and within close proximity of the local coffee houses & delis on offer in this fashionable part of town.

Perfectly suited to first-time buyers and buy-to-let investors alike, this trendy abode offers accommodation comprising the beautiful entrance lobby with original geometric tiled floor, entrance hall, double bedroom, light & airy shower room and lounge with bay double-doors and open-plan fitted kitchen.

Entrance

A large front garden with a quarry tiled pathway leading to a storm porch and traditional Victorian, partially glazed front door.

Communal Hallway

A communal hallway laid to Victorian black & white pattern floor tiles, original cornices and a staircase with original newel post and balustrades leading to the first floor. Wooden door into;

Hallway

Laid to fitted carpet, radiator and doors to all rooms.

Kitchen / Living Room 18'05' into bay x 12'06 to chimney breast (5.61m into bay x 3.81m to chimney breast)

An open plan living and kitchen area, laid to wood effect floor and rear facing double glazed PVC windows with French doors that lead out to a Juliette balcony. Space for lounge furniture and dining table, built in cupboard housing a 'combi' boiler and storage space.

The kitchen area boasts a breakfast bar, wall and base units with a full height cupboard and built in appliances comprising a four burner gas hob with hood above and oven, a fridge/freezer, dishwasher and washer/dryer. There is a one and a half bowl sink and drainer, subway tile splash-backs, a side aspect PVCu

Master Bedroom 10'02' to wardrobe x 9'04' max (3.10m to wardrobe x 2.84m max)

A double bedroom with fitted carpet, side aspect PVC window, fitted, full height double wardrobes and a radiator.



Shower Room

A three piece suite comprising a double shower with glass doors, a vanity wash basin and a push button W/C. Heated towel rail and side aspect obscured PVC window. Tile splash-backs and recessed spotlights.

Lease Information

The 999 year lease commenced January 2014 and has 993 years remaining. The annual management charge is £650.00.

We recommend that you verify this information with your legal representative.