



**Asking Price £290,000 , Cathedral Road, 4 Cathedral Road, Pontcanna CF11
9FH**



- Pontcanna Location
- Beautifully Presented, Spacious Apartment
- Private, Gated Parking
- Furnished to a Luxury Standard



Cathedral Road, 4 Cathedral Road,
Pontcanna, CF11 9FH

Presenting this fantastic two bedroom apartment available in the exclusive Cathedral Parc development located on the outskirts of Pontcanna, within a short walking distance to the City Centre. This property boasts a spacious, open-plan living space with stunning bay fronted windows giving the living area lots of light. The newly fitted and contemporary kitchen including all integrated appliances and generous space for entertaining guests, this apartment has a newly fitted island making the kitchen perfect for entertaining. Both bedrooms are generous in size with the master bedroom benefitting from an en-suite and the second bedroom with a built-in wardrobe. The luxury bathroom is located to the rear of the property with shower over bath. Externally you have benefits of one secure allocated parking space, intercom entry system and exclusive gated access into Bute Park. Pontcanna is arguably one of the most prestigious locations in Cardiff and this is your chance to experience it.

Lease - 241 years left
Service Charge - £2,000.00
Ground Rent - £142.00

Key Executive Sales

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	52
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

