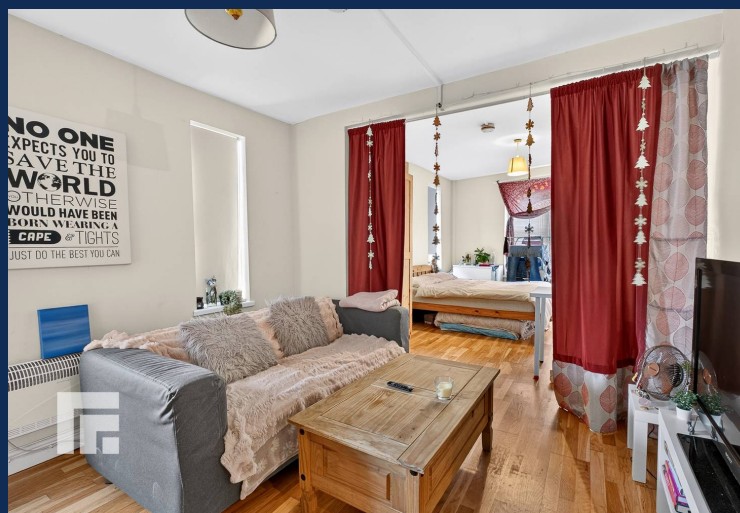
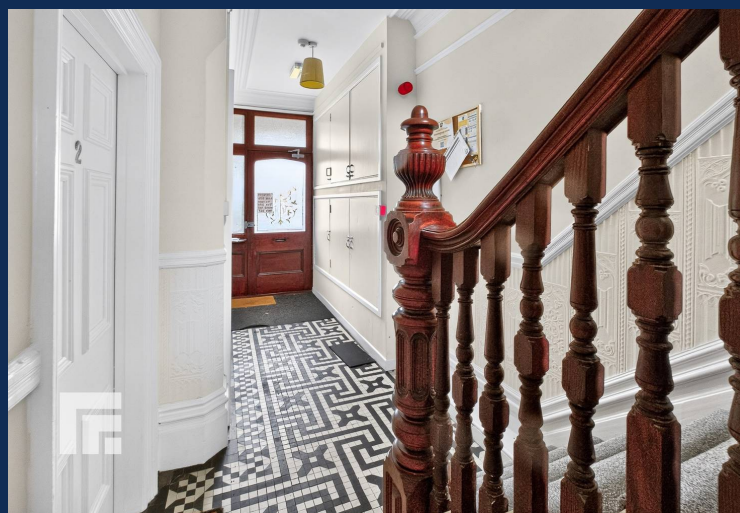




194 Cathedral Road, Cardiff

£1,095,000 Freehold

Council Tax band: C

Tenure: Freehold

LOCATION

The affluent suburb of Pontcanna has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times and the prestigious Cathedral Road is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population. Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite and the area was formerly home to the Welsh studios of HTV and S4C's headquarters. Located on the edge of the City Centre Pontcanna gives easy access to the town centre as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, just across the road from the subject property. The Principality Stadium is also a short distance.

GROUND FLOOR - FLAT ONE

Ground floor, studio apartment. Entrance from communal hallway. Lounge/Bedroom consists of laminate wood effect flooring with high ceilings and wall mounted electric heaters. Sash bay window to front aspect. Kitchen area consists of round edged work surfaces incorporating stainless steel sink and drainer with mixer tap over, four ring electric hob with tiled splashbacks and oven below. Space for fridge and freezer and washing machine. Pendant light fitting. Doors leading to shower room with continuation of laminate wood effect flooring, WC, pedestal wash hand basin with hot and cold taps plus shower cubicle with electric powered shower and tiled splashbacks. Pendant light fitting.

GROUND FLOOR - FLAT TWO

Ground floor, studio apartment. Entrance from communal hallway. Lounge/Bedroom consists of laminate wood effect flooring with high ceilings and wall mounted electric heaters. Sash bay window to side aspect. Kitchen area consists of round edged work surfaces incorporating stainless steel sink and drainer with mixer tap over, four ring electric hob with tiled splashbacks and oven below. Space for fridge and freezer and washing machine. Pendant light fittings. Doors leading to shower room with vinyl flooring, WC, pedestal wash hand basin with hot and cold taps plus shower cubicle with electric powered shower and tiled splashbacks. Pendant light fitting and extractor.

GROUND FLOOR - FLAT THREE

Ground floor, one bedroom apartment. Entrance from communal hallway. Lounge consists of laminate wood

FIRST FLOOR - FLAT SEVEN

First floor, studio apartment.

TOP FLOOR - FLAT EIGHT

Top floor, studio apartment. Entrance from communal hallway. Lounge consists of laminate wood effect flooring with high ceilings and wall mounted electric heaters. Double glazed uPVC windows to side aspect. Kitchen area consists vinyl flooring with round edged work surfaces incorporating stainless steel sink and drainer with mixer tap over, four ring electric hob with tiled splashbacks and oven below. Space for fridge and freezer and washing machine. Pendant light fittings. Opening to carpeted bedroom area with window to side aspect. Doors leading to shower room with vinyl flooring, WC, pedestal wash hand basin with hot and cold taps plus corner shower cubicle with electric powered shower and tiled splashbacks. Pendant light fitting and extractor.

TOP FLOOR - FLAT NINE

Top floor, studio apartment. Entrance from communal hallway. Lounge/Bedroom consists of laminate wood effect flooring with high ceilings and wall mounted electric heaters. Sash windows to side aspect. Kitchen area consists vinyl flooring with round edged work surfaces incorporating stainless steel sink and drainer with mixer tap over, four ring electric hob with tiled splashbacks and oven below. Space for fridge and freezer and washing machine. Pendant light fittings. Doors leading to shower room with vinyl flooring, WC, pedestal wash hand basin with hot and cold taps plus corner shower cubicle with electric powered shower and tiled splashbacks. Pendant light fitting and extractor.

TOP FLOOR - FLAT TEN

Top floor, studio apartment. Entrance from communal hallway. Lounge consists of laminate wood effect flooring with high ceilings and wall mounted electric heaters. Sash windows to front and side aspect. Kitchen area consists of round edged work surfaces incorporating stainless steel sink and drainer with mixer tap over, four ring electric hob with tiled splashbacks and oven below. Space for fridge and freezer and washing machine. Pendant light fittings. Opening to bedroom area with window to side aspect. Doors leading to shower room with vinyl flooring, WC, pedestal wash hand basin with hot and cold taps plus shower cubicle with electric powered shower and tiled splashbacks. Pendant light fitting and extractor.

TENURE

MGY are advised that this property is FREEHOLD.

LOCATION

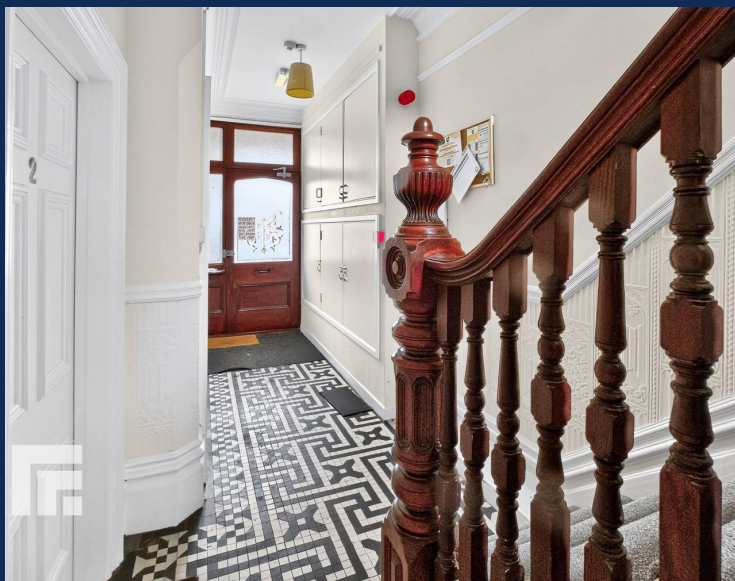
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FIRST FLOOR - FLAT SEVEN

First floor, studio apartment.

TOP FLOOR - FLAT EIGHT

Top floor, studio apartment. Entrance from communal hallway. Lounge consists of laminate wood effect flooring with high ceilings and wall mounted electric heaters. Double glazed uPVC windows to side aspect. Kitchen area consists vinyl flooring with round edged work surfaces incorporating stainless steel sink and drainer with mixer tap over, four ring electric hob with tiled splashbacks and oven below. Space for fridge and freezer and washing machine. Pendant light fittings. Opening to carpeted bedroom area with window to side aspect. Doors leading to shower room with vinyl



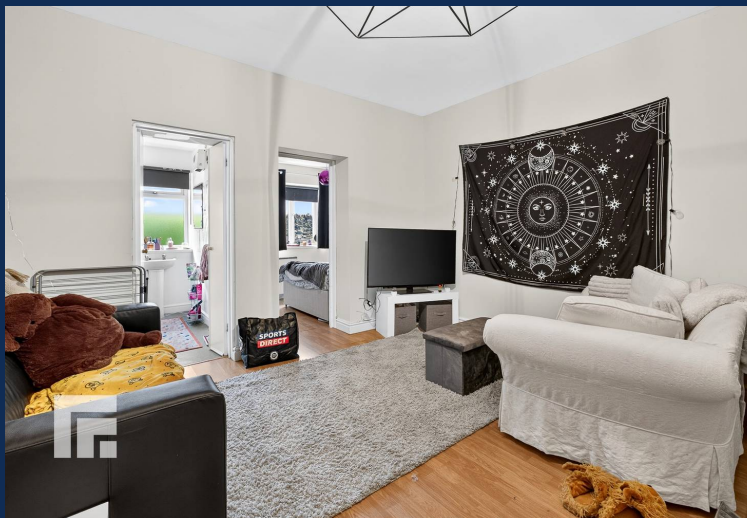
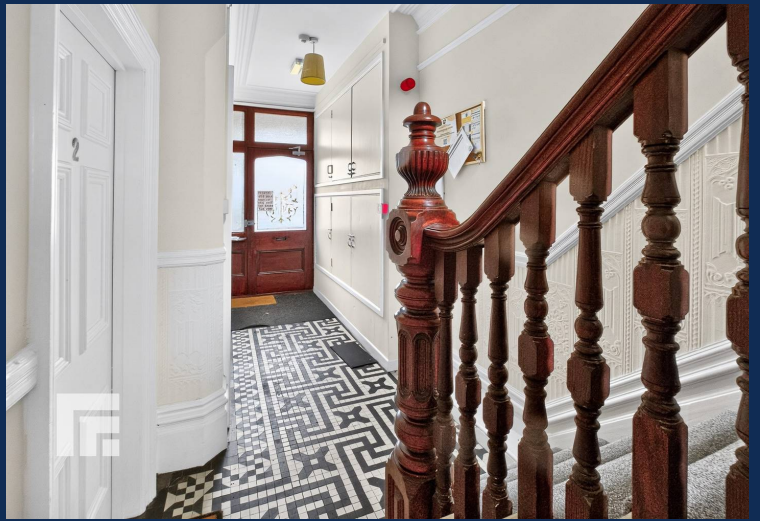


GARDEN

Paved rear garden, with side access and stone wall borders.

ON STREET

1 Parking Space



BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



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