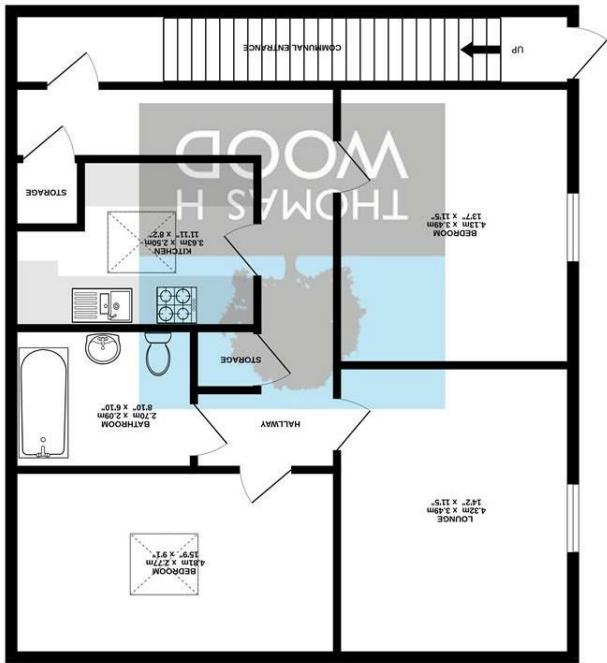


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FIRST FLOOR

TOTAL FLOOR AREA : 79.3 sqm (853 sq.ft.) approx.



GROUND FLOOR (853 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	65
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

England & Wales
EU Directive 2002/91/EC

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THOMAS H
WOOD





172 Cowbridge Road East,
Canton, Cardiff
CF11 9NE

Asking Price £140,000
Flat - First Floor
2 Bedrooms

Tenure - Leasehold

Floor Area - 853.00 sq ft

Current EPC Rating - D65

Potential EPC Rating - C73

Positioned on the first floor of a converted period building, this spacious two-bedroom apartment is ideally situated in the heart of vibrant Canton. Offering two generous double bedrooms, a large lounge/diner, separate kitchen, and a modern bathroom, the property also benefits from excellent built-in storage. An ideal home for first-time buyers, professionals, or investors, this apartment enjoys a fantastic location just a short walk from the cafés, parks, and independent shops of both Canton and Pontcanna, with superb transport links to Cardiff city centre.

ACCOMMODATION

ENTRANCE HALLWAY

Accessed via a communal hallway with stairs to the first floor. Neutral décor, and two large storage cupboards.

LOUNGE

4.32m x 3.49m (14'2" x 11'5")

A bright and spacious reception room with front aspect windows, ample space for dining table and sofas.

KITCHEN/DINER

3.63m x 2.50m (11'10" x 8'2")

Fitted with a range of wall and base units, integrated oven and hob, stainless steel sink, tiled splashbacks, and space for white goods. Rear aspect window.

BEDROOM ONE

4.13m x 3.49m (13'6" x 11'5")

A spacious double bedroom with carpeted floor and front aspect window. Neutral décor.

BEDROOM TWO

4.81m x 2.77m (15'9" x 9'1")

A further double bedroom with Velux window and carpeted floor. Ideal as a guest room or home office.

BATHROOM

2.70m x 2.09m (8'10" x 6'10")

Fitted with a modern white suite comprising panelled bath with

shower over, WC and pedestal wash hand basin. Tiled floor and part-tiled walls.

TENURE

LEASEHOLD

LEASE TERM - 125 years from 15/08/2011 (111 years remaining - term ends 14/08/2136)

SERVICE CHARGE - The Service Charge payable as to this flat is a 15% proportion of the costs payable by the Landlord as to the repair and maintenance of any common parts in the building and the repair and maintenance of the building as a whole (main structure, roof, external walls etc) as detailed in the Lease itself.

GROUND RENT - Peppercorn

COUNCIL TAX

Band C



