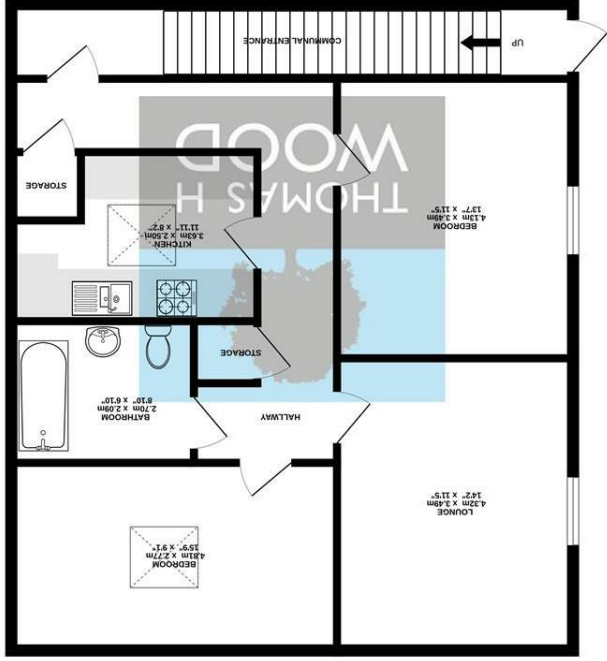


With every attempt that has been made to ensure the accuracy of the foregoing particulars, the undersigned cannot accept any responsibility for any errors or omissions that may have occurred. The undersigned accept no responsibility for any errors or omissions that may have occurred. The undersigned accept no responsibility for any errors or omissions that may have occurred. The undersigned accept no responsibility for any errors or omissions that may have occurred.



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	

EU Directive 2002/91/EC
England & Wales

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





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



