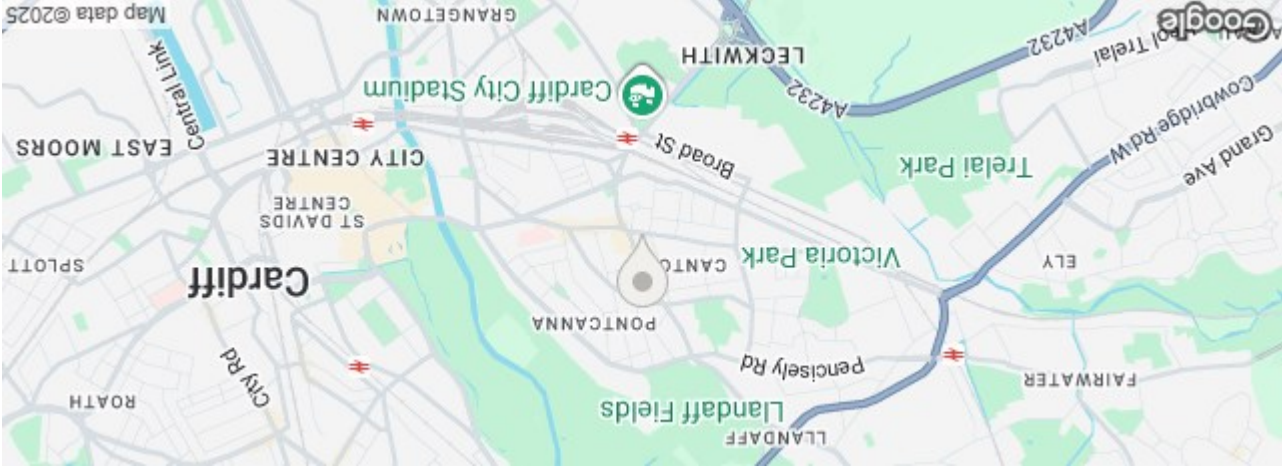
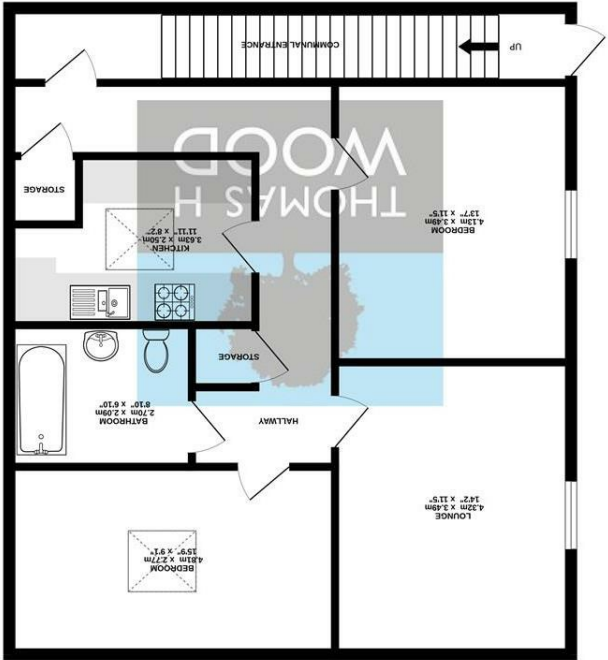




Woods Agency has taken the liberty to measure the area of the property and has calculated the area of the property to be 79.3 sq.m. (853 sq.ft.) approx. This area is for reference only and should be used as a guide only. It does not include any other areas or structures and is not intended to be used for any other purpose. The area is for reference only and should be used as a guide only. It does not include any other areas or structures and is not intended to be used for any other purpose. The area is for reference only and should be used as a guide only. It does not include any other areas or structures and is not intended to be used for any other purpose.



GROUND FLOOR  
79.3 sq.m. (853 sq.ft.) approx.

| Energy Efficiency Rating                    |  |  |
|---------------------------------------------|--|--|
| England & Wales                             |  |  |
| EU Directive 2002/91/EC                     |  |  |
| Not energy efficient - higher running costs |  |  |
| G                                           |  |  |
| F                                           |  |  |
| E                                           |  |  |
| D                                           |  |  |
| C                                           |  |  |
| B                                           |  |  |
| A                                           |  |  |
| Very energy efficient - lower running costs |  |  |
| Current                                     |  |  |
| Potential                                   |  |  |
| 65                                          |  |  |
| 73                                          |  |  |

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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

