



**Magnolia Cathedral Road, Cardiff CF11 9QH**

**welcome to**

**Magnolia Cathedral Road, Cardiff**

A well-presented ground floor apartment located on the sought-after Cathedral Road in Pontcanna. Offering open-plan living with vaulted ceilings, a spacious bedroom with courtyard access, and a convenient ground floor position close to local amenities & the city centre. Sold with share of freehold.



### **Entrance Hall**

A carpeted entrance hall with access to the lounge, bedroom, a useful storage cupboard, and loft space for additional storage.

### **Kitchen/Diner/Lounge**

18' 6" Max x 14' 5" Max ( 5.64m Max x 4.39m Max )

An open-plan living space with a carpeted lounge and dining area, featuring double-glazed sash windows, two radiators, and high ceilings that enhance the sense of light and space. The area flows into the kitchen, making it well suited to both everyday living and entertaining.

The kitchen is finished with tiled flooring and fitted with an integrated oven, hob, and extractor. Includes a sink with drainer, ample electrical points, and a built-in wine rack.

### **Bedroom**

14' 10" Max x 14' 5" Max ( 4.52m Max x 4.39m Max )

Carpeted bedroom featuring a radiator, electric and internet points, and high ceilings. Double doors open directly onto the courtyard with additional side access.

### **Bathroom**

12' 5" Max x 6' 10" Max ( 3.78m Max x 2.08m Max )

A well-presented bathroom with tiled flooring and partly tiled walls, comprising a bath with hand wash basin, WC, and a heated towel rail. A double-glazed privacy window.



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## Magnolia Cathedral Road, Cardiff

- Share of the freehold
- Open-plan kitchen, dining, and lounge area
- High vaulted ceilings
- Private courtyard
- Ground floor apartment

Tenure: Leasehold EPC Rating: E

Council Tax Band: E Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP108144 - 0006

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