



Tramshed Pendyris Street, Cardiff CF11 6BH

welcome to

Tramshed Pendryis Street, Cardiff

- One-Bedroom Loft-Style Apartment
- Sought-After Grade II Listed Tramshed Development
- Walking Distance to Cardiff City Centre
- Access to Local Amenities & Transport Links
- Stunning Open-Plan Living/Dining/Kitchen Area

Tenure: Leasehold EPC Rating: E
Council Tax Band: D Service Charge: 1950.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 25 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000

view this property online allenandharris.co.uk/Property/CTN110143



Property Ref:
CTN110143 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Hall

A spacious and welcoming entrance hallway providing access to all principal rooms, setting the tone for the character and style found throughout the apartment.

Utility Room

Convenient utility room offering additional storage and space for laundry appliances, helping to keep the main living areas clutter-free.

Shower Room

Modern bathroom fitted with a contemporary suite comprising a shower, wash hand basin and WC.

Kitchen/ Living/ Dining Room

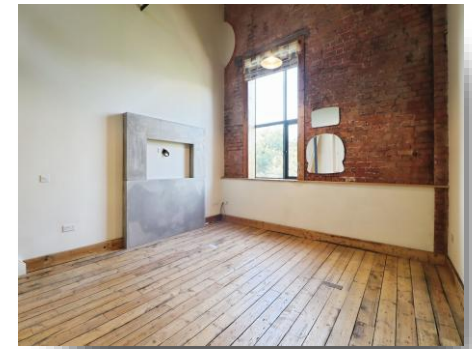
25' 11" x 15' 2" (7.90m x 4.62m)
An impressive open-plan space full of character, featuring soaring ceilings, exposed beams, original floorboards and exposed brickwork. A large original feature window floods the room with natural light, creating a bright and inviting atmosphere. The kitchen is fitted with a range of modern units and work surfaces, seamlessly blending with the living and dining areas.

Mezzanine Bedroom

16' 1" x 15' 2" (4.90m x 4.62m)
Distinctive mezzanine-style bedroom overlooking the living space below. A well-designed area that maximises the apartment's footprint while adding a unique architectural feature and providing space for bedroom furnishings. A skylight floods the bedroom with natural light.

Agent Notes

Agent Note: Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.




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