



2a Ryder Street, Cardiff, South Glamorgan. CF11 9BR

- MAISONETTE APARTMENT
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES & CITY CENTRE
- SUITABLE FOR PROFESSIONALS
- GAS CENTRAL HEATING
- UNFURNISHED
- AVAILABLE IMMEDIATELY



PROPERTY DESCRIPTION

**** AVAILABLE IMMEDIATELY ****

Squarefoot Estate Agents are proud to offer to the market this luxury three bedroom maisonette situated in the heart of Pontcanna. Surrounded by local amenities and within minutes of Pontcanna Fields, the cafes and bars of Cathedral Road and a short walk to the City Centre.

The property briefly comprises of entrance hallway, front reception room, bathroom, spacious kitchen, second open-plan reception room with door opening onto the rear garden. Stairs leading down to the converted basement offering three bedrooms. The property is offered unfurnished.

This property offers stunning features such as high ceilings, bay window, free-standing bath tub and gorgeous fire place feature. To explore this beautiful property, schedule a viewing today.

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. We reserve the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the occupation contract or failed to take reasonable steps to enter into the occupation contract.



ROOM DESCRIPTIONS

GROUND FLOOR

HALLWAY

Enter via apartment door into carpeted hallway, doors to front reception room, bathroom and kitchen.

FRONT RECEPTION ROOM

Neutral decor, wood flooring, built-in storage, ornate fireplace and bay window to front.

BATHROOM

Neutral toned tiling, free-standing bath, separate shower, basin and w/c. Storage cupboard with boiler inside.

KITCHEN / DINING

Modern fitted kitchen, with integrated under counter refrigerator, freezer, washing machine, dishwasher. Space to use as breakfast bar and kitchen Island with gas hob.

Stairs lead down to pen plan living/dining space with wooden floors. Double door leading to garden.

Basement

BEDROOM ONE

4.08m x 5.98m (13' 5" x 19' 7")

Double bedroom, carpeted, built-in storage.

BEDROOM TWO

2.96m x 3.27m (9' 9" x 10' 9")

Single Bedroom, carpeted with door leading to small private outside space.

Would work well as an office.

BEDROOM THREE

3.41m x 6.91m (11' 2" x 22' 8")

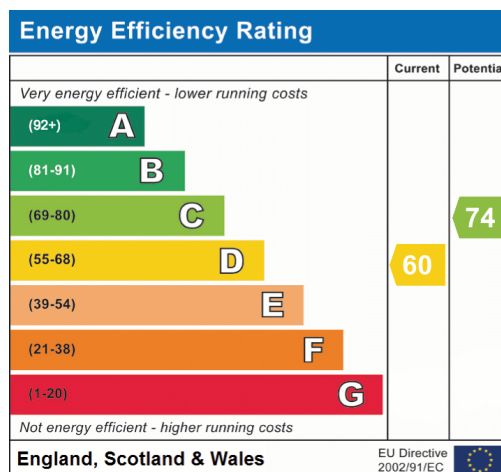
Double bedroom, carpeted.

GARDEN

GARDEN

Private rear garden.





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