



Kenilworth House Westgate Street, Cardiff CF10 1DJ

welcome to

Kenilworth House Westgate Street, Cardiff

A charming period apartment set within a beautiful Grade II listed Victorian building, offering direct views over Cardiff Arms Park Rugby Ground. Ideally located in Cardiff city centre, the property is within easy walking distance of shops, restaurants, and Cardiff Central station.

Entrance Hall

Provides access to all rooms, with a convenient cloakroom, a useful storage cupboard, and a fitted radiator.

Reception

19' 1" Max x 12' 1" Max (5.82m Max x 3.68m Max)
Featuring parquet flooring, a recently serviced gas fireplace, a useful storage cupboard, single-glazed windows, radiator, dimmable lighting, and electric sockets.

Kitchen

10' 7" Max x 8' 2" Max (3.23m Max x 2.49m Max)
Fitted with wall and base units, a single-glazed window, sink and drying area, washing machine, oven, hob and extractor hood, under-cabinet lighting, stone-tiled flooring, electric points, and a one-year-old boiler.

Bedroom One

12' 11" Max x 10' 1" Max (3.94m Max x 3.07m Max)
Featuring parquet flooring, a single-glazed window, radiator, and electric points.

Bedroom Two

12' 9" Max x 8' 7" Max (3.89m Max x 2.62m Max)
Parquet flooring, double doors leading to the balcony with views over the playing field, double-glazed windows, radiator, and electric point.

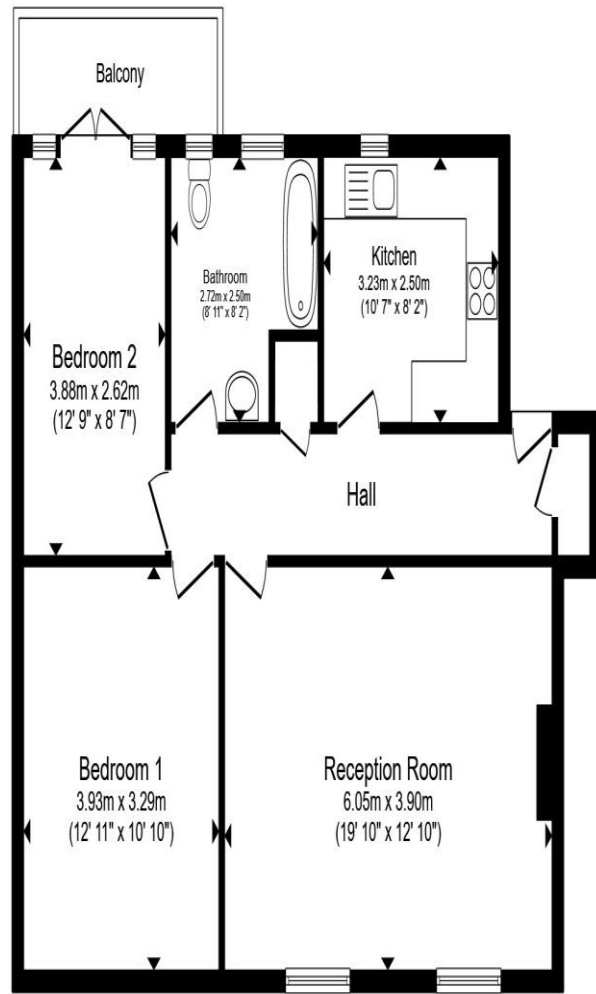
Bathroom

8' 11" Max x 8' 2" Max (2.72m Max x 2.49m Max)
W.C. with tiled walls and floor, hand wash basin, single-glazed window, bath with overhead shower, and radiator.

Agents Notes

Please note that an AML fee is chargeable to the

buyer once an offer is accepted to cover 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.



Floor Plan

Total floor area 75.4 m² (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

**Kenilworth House Westgate Street,
Cardiff**

- Right in the Heart of the City
- Iconic Rugby Stadium Outlook
- Beautifully Positioned Private Balcony
- Generously Proportioned Living Space
- Two Beautifully Appointed Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 6396.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



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Property Ref:
CRP108012 - 0007

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.

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