



CATHEDRAL ROAD

PONTCANNA





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PONTCANNA, CF11 9FL - GUIDE PRICE £450,000



2 bedroom(s)



2 bathroom(s)



925.00 sq ft

Jeffrey Ross is excited to offer to the market this highly desirable and sought after duplex apartment located on Cathedral Road, Cardiff.

This showpiece apartment is part of a renovated Grade II listed building. This extraordinary property comprises entrance hall, lounge/dining room, open plan with stunning fitted kitchen, One double bedroom with Ensuite on the lower floor and a master suite with bathroom to the upper floor. The property further benefits a private and secure parking space.

PROPERTY SPECIALIST

Mrs Ruby Ledley

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02920499680

Valuer





Energy Efficiency Rating

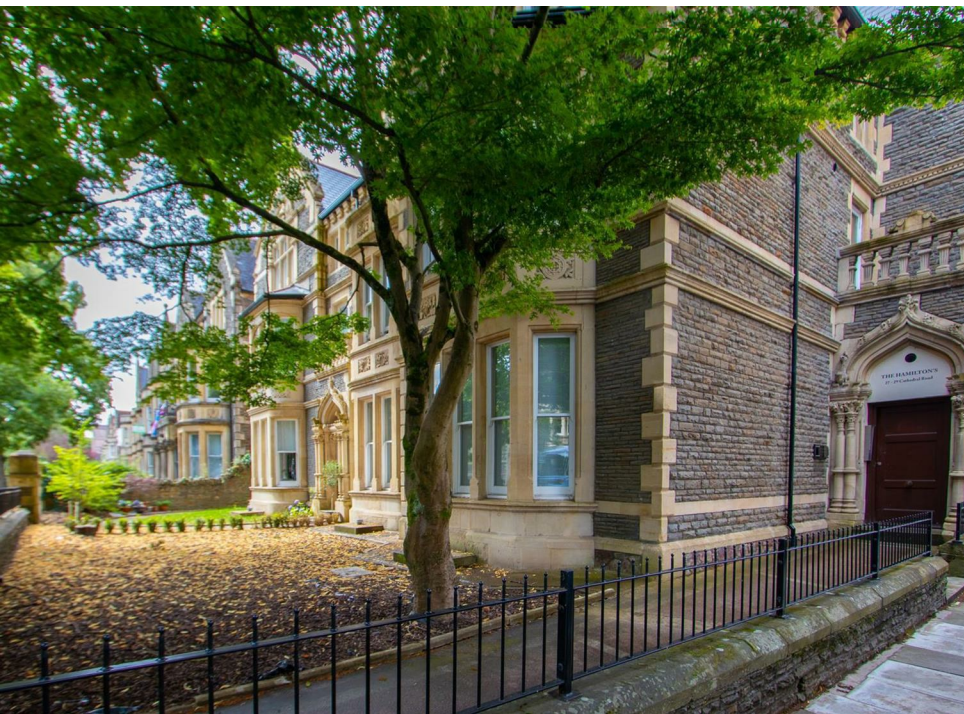
| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | 40 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |











HALLWAY

KITCHEN / LIVING ROOM

5.77m x 4.27m (18'11 x 14)

BEDROOM 1

3.56m x 5.03m (11'8 x 16'6)

EN-SUITE

LANDING/DRESSING ROOM

BEDROOM 2

5.61m x 3.73m (18'5 x 12'3)

EN-SUITE

COMMUNAL ENTRANCE

1 ALLOCATED CAR PARK SPACE

SCHOOL CATCHMENT

Severn Primary School
Fitzalan High School (year 2024-25)

Ysgol Pwll Coch (year 2024-25)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

SERVICE CHARGE

£1,780.71 Per Annum

GROUND RENT

£250 per annum

EPC

RATING E

COUNCIL TAX

Band D

TENURE

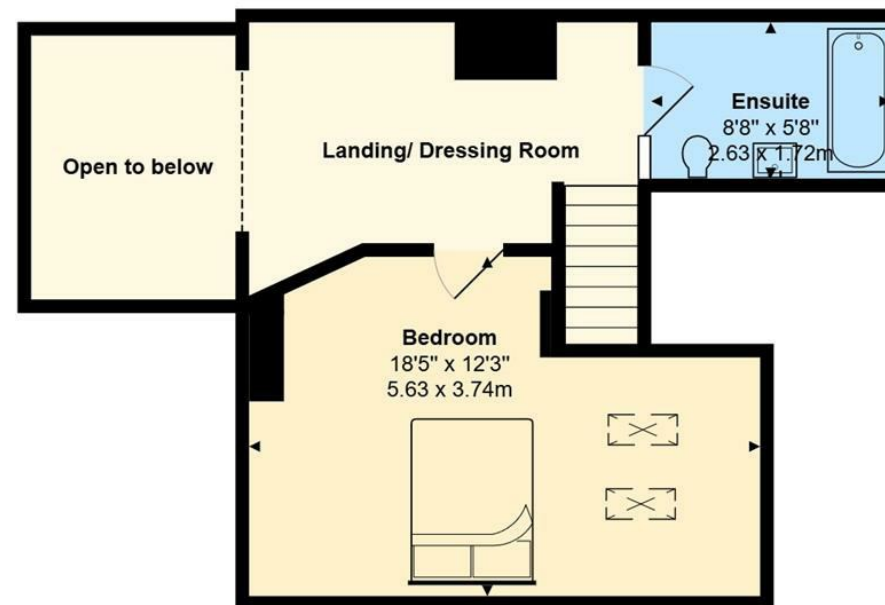
Leasehold. This is to be confirmed by your legal representative.

”

A rare opportunity to purchase a stunning two bedroom maisonette in a prime location, chain free.

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Comments by Mrs Ruby Ledley



The Hamiltons

Total Area: 1001 ft² ... 93.0 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross