

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Cathedral Road*

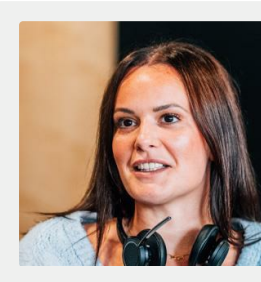
PONTCANNA





*A lovely development in the heart of Pontcanna. A stone throw away from the City Centre & Bute Park.*

Comments by Mrs Ruby Ledley

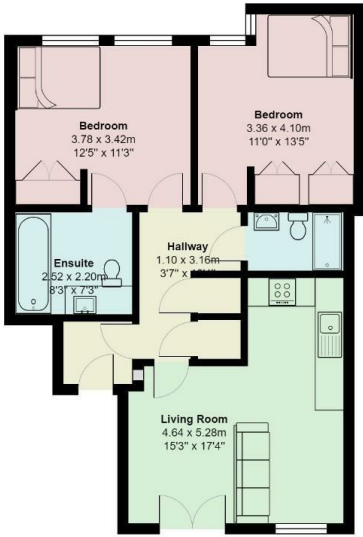


**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)



Comments by the Homeowner



Gwynt Mews

Total Area: 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>

All measurements are approximate and for display purposes only





Hallway

Lounge/Kitchen 15'3 x 17'4 (4.65m x 5.28m)

Bedroom 1 12'5 x 11'3 (3.78m x 3.43m)

En-Suite 8'3 x 7'3 (2.51m x 2.21m)

Bedroom 2 11 x 13'5 (3.35m x 4.09m)

Bathroom

Council Tax  
Band F

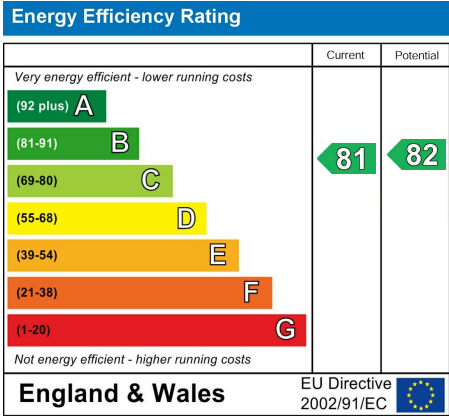
EPC  
B Rating

Service Charge  
£3,147 per Annum. Ground Rent £250 per annum.

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

Lease Length  
106 years remaining

Allocated Parking  
To the front of the property.



# Cathedral Road

Pontcanna, Cardiff, CF11 9LZ

Guide Price

£260,000

2 Bedroom(s) 2 Bathroom(s) 709.00 sq ft



Contact our

**Pontcanna Branch**

02920 499680

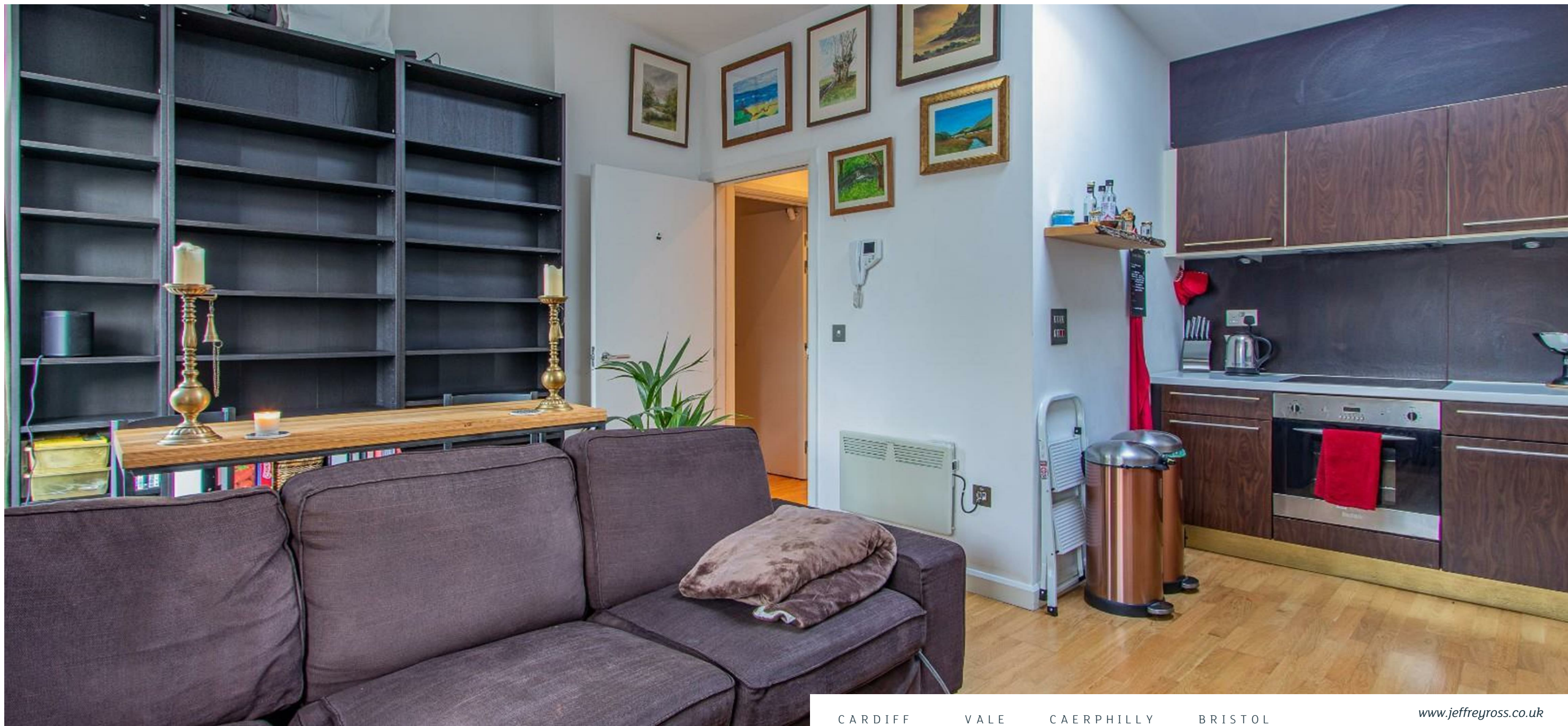
Welcome to this charming flat located in the highly sought-after area of Gwynt Mews on Cathedral Road, Pontcanna, Cardiff. This modern development offers a delightful living space, boasting a generous 709 square feet. The apartment features two spacious double bedrooms.

The property includes two well-appointed bathrooms, ensuring convenience for both residents and visitors. The open-plan reception room provides a welcoming atmosphere, ideal for entertaining or enjoying quiet evenings at home.

Being chain free, this flat presents an excellent opportunity for both first-time buyers and investors alike. The prime location of Pontcanna means you are just a stone's throw away from a variety of local amenities, including shops, cafes, and parks, making it a perfect spot for those who appreciate a vibrant community.

This property is not just a home; it is a lifestyle choice, offering modern living in one of Cardiff's most desirable neighbourhoods.





CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)