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CARDIFF

VALE

CAERPHILLY

BRISTOL





*Excellent home with stylish décor in a prime location.*

Comments by Mrs Ruby Ledley



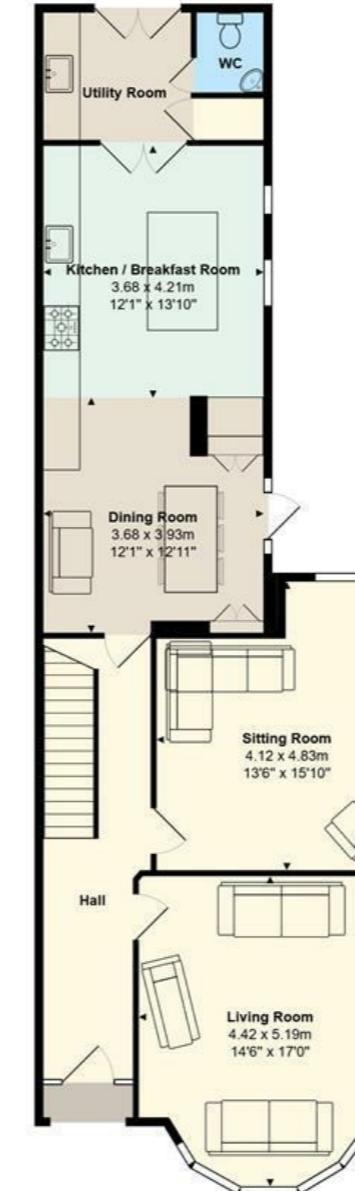
**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

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



Comments by the Homeowner

Cathedral Road



Total Area: 228.4 m<sup>2</sup> ... 2458 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



# Cathedral Road

, Cardiff, CF11 9JF

Guide Price

£950,000



6 Bedroom(s)



3 Bathroom(s)



2458.00 sq ft

Contact our  
**Pontcanna Branch**

02920 499680

We are pleased to welcome to the market this wonderful 6 Bedroom house in the heart of Cardiff on the prestigious Cathedral Road. This stunning Victorian house offers a perfect blend of classic charm and modern convenience. With an impressive six bedrooms, this property is ideal for families or those seeking ample space for guests. The two spacious reception rooms provide a welcoming atmosphere, perfect for entertaining or relaxing with loved ones.

The house boasts three well-appointed bathrooms, ensuring that comfort and privacy are maintained for all residents. Throughout the property, original features have been lovingly preserved, showcasing the character and history of this beautiful home. At the same time, it has been sympathetically modernised to meet the needs of contemporary living, making it a truly unique find.

Situated in a prime location, residents will enjoy easy access to local amenities, parks, and the vibrant culture that Pontcanna has to offer. This property is not just a house; it is a home that combines elegance with practicality, making it a wonderful opportunity for anyone looking to settle in this sought-after area.

**Hallway****Living Room** 14'6 x 17 (4.42m x 5.18m)**Snug** 13'6 x 15'10 (4.11m x 4.83m)**Dining Area** 12'1 x 12'11 (3.68m x 3.94m)**Kitchen** 12'1 x 13'10 (3.68m x 4.22m)**Utility Room****WC****Landing****Bedroom 1** 19'8 x 17 (5.99m x 5.18m)**Bedroom 2** 13'9 x 12'9 (4.19m x 3.89m)**Bedroom 3** 11'2 x 12'4 (3.40m x 3.76m)**Balcony/Roof Terrace****Bathroom****Wet Room****Bedroom 4** 13'5 x 12'9 (4.09m x 3.89m)**Bedroom 5** 11'6 x 13'3 (3.51m x 4.04m)**Bedroom 6 / Study** 7'11 x 10'2 (2.41m x 3.10m)**Bathroom** 8'1 x 12'2 (2.46m x 3.71m)**EPC**

RATING - D

**Council Tax**

BAND

**School Catchment**My English medium primary catchment area is  
Severn Primary SchoolMy English medium secondary catchment area is  
Fitzalan High SchoolMy Welsh medium primary catchment area is  
Ysgol PencaeMy Welsh medium secondary catchment area is  
Ysgol Gufun Gymraeg Glantaf

Also in the surrounding area there is Howells School, The Cathedral School &amp; Llandaff Church of Wales Primary.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

