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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Elliott Hooper-Nash

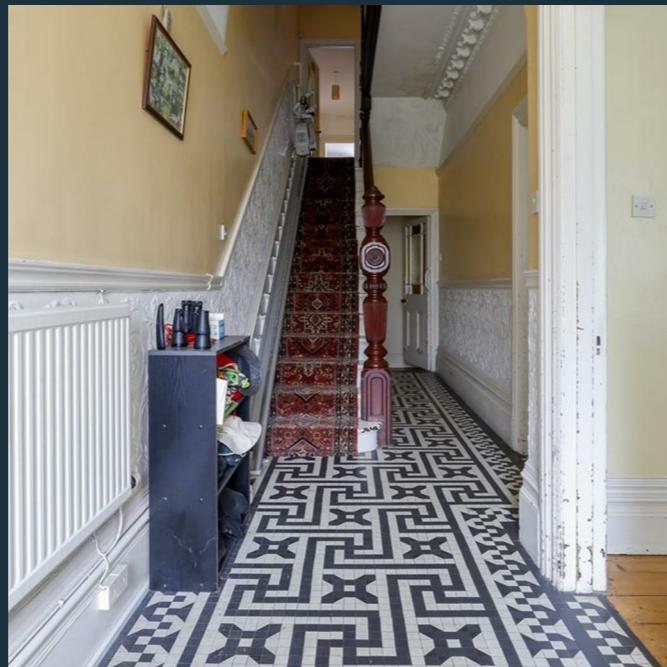


**Property Specialist**  
**Mr Elliott Hooper-Nash**  
Director

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*Rare opportunity to acquire an End of terrace Victorian home that boasts the majority of its original features as well as benefiting a detached Coach House in the garden.*

Comments by the Homeowner



193, Cathedral Road, Pontcanna, CF11 9PN

Total Area: 308.1 m<sup>2</sup> ... 3317 ft<sup>2</sup>

All measurements are approximate and for display purposes only - Above Excludes Cellar and Inc. Coach House



**Coach House**  
48.5m<sup>2</sup> / 521.86 sqft inc. garage





C A R D I F F

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# Cathedral Road

Pontcanna, Cardiff, CF11 9PN

Asking Price

**£1,100,000**



7 Bedroom(s)



3 Bathroom(s)



3317.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

JeffreyRoss are proud to offer this 'OFF MARKET' and extremely rare opportunity to acquire a 7 bedroom end of terrace, Victorian family home on Cathedral Road that boasts a one bedroom Coach House with parking! This Victorian end-terrace house is a true gem waiting to be discovered. Boasting an impressive 5 reception rooms and 7 bedrooms spread across its spacious layout, this property offers ample space for comfortable living and entertaining.

Step inside to find 2 bathrooms, Downstairs WC which adds a touch of modern convenience to this character-filled home. The property exudes charm with its original features, promising a unique living experience for those who appreciate the beauty of a bygone era. The property is set in the unique position to look directly down Dogo street and into the Castle grounds.

One of the standout features of this property is the detached Coach house in the garden, offering endless possibilities for use as a guest house, studio, or private retreat. Additionally, the cellar, thoughtfully tanked by the current owners, provides extra storage space or the potential for conversion into a wine cellar or hobby room.

Convenience is key with lanes access to garage parking featuring an electric door, ensuring your vehicles are secure and easily accessible. The prime location of this property allows for a leisurely stroll to Pontcanna street and all the amenities it has to offer, from quaint cafes to trendy boutiques.

Don't miss the chance to own a piece of history with this impressive family home on Cathedral Road. With its incredible potential and wealth of original features, this property is a rare find that promises a lifestyle of comfort, character, and endless possibilities.



Entrance Hallway 27'0" x 6'0" widest points (8.25m x 1.84m widest points)

Living Room 18'9" x 14'3" widest points (5.72m x 4.34m widest points)

Second Reception 14'6" x 12'10" (4.42m x 3.93m)

Downstairs WC 6'5" x 4'5" (1.96m x 1.36m)

Third reception 14'7" x 10'11" (4.45m x 3.35m)

Dining Room 15'3" x 12'9" (4.67m x 3.89m)

Pantry 5'11" x 3'3".45'11" (1.82m x 1.14m)

Kitchen 12'9" x 9'0" (3.89m x 2.76m)

Sun room 12'9" x 6'9" (3.89m x 2.08m)

Cellar 13'8" x 12'0" (4.19m x 3.68m)

The current owner had had the basement tanked previously and offers further potential

To the first floor

Bedroom One 19'10" x 18'7" (6.06m x 5.68m)

Currently used as a home office and sitting room

Bedroom Two 14'5" x 13'1" (4.41m x 4.01m)

Bedroom Three 14'1" x 12'9" (4.30m x 3.89m)

WC 6'5" x 2'3" (1.96m x 0.70)

Bathroom 9'0" x 6'0" (2.76m x 1.84m)

Original Roll top bath, separate shower cubicle, WC and wash hand basin.

Bedroom Four 9'6" x 9'0" (2.91m x 2.76m)

To the second floor

Landing

Door access to the rear annexe loft space which offers plenty of storage.

Bedroom Five 15'8" x 13'1" (4.80m x 4.01m)

Bedroom Six 14'2" x 13'1" (4.34m x 4.01m)

Ensuite 6'0" x 5'6" (1.85m x 1.69m)

Bedroom Seven 10'4" x 6'7" (3.15m x 2.01m)

Storage Cupboard

#### Garden

Impressive South facing family garden that benefits mature boarders and its very own Pear tree!. The garden leads to its very own Coach house and Garage Parking.

#### COACH HOUSE

Detached coach house that was converted in approx 2004, offers huge potential for either further development, investment potential as well as alternative accommodation when guest come to stay. The Coach house is individually rated for Council Tax - BAND D. Utilities are part of the main house and supplies are Electric and Water.

Living / Kitchen 19'8" x 8'5" (6.01m x 2.59m)

Bathroom 10'0" x 2'11" (3.06m x 0.89m)

#### To the first floor

Accessed via spiral staircase

Bedroom 19'8" x 8'5" (6.01m x 2.59m)

WC 5'8" x 2'8" (1.73m x 0.83)

#### Garage

Lane access to the rear and benefits electric roller shutter door. Off road parking for one car.

#### Tenure

We are informed by our client that the property is Freehold this is to be confirmed by your legal advisor.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

