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CARDIFF

VALE

CAERPHILLY

BRISTOL

Cathedral Road

PONTCANNA



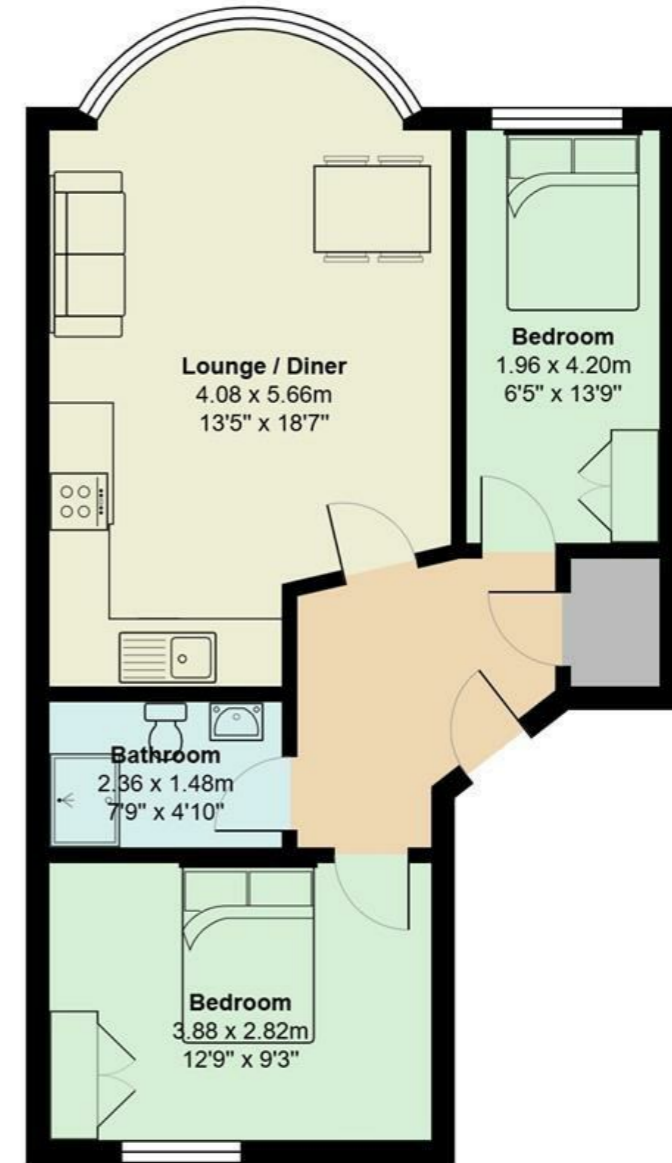
Comments by Mr Paul M Davies

Property Specialist
Mr Paul M Davies
Photographer / VR Specialist

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Comments by the Homeowner



9, 127 Cathedral Road, Pontcanna

Total Area: 56.0 m² ... 603 ft²

All measurements are approximate and for display purposes only

Cathedral Road

Pontcanna, Cardiff, CF11 9PJ

Asking Price

£300,000



2 Bedroom(s)



1 Bathroom(s)



603.00 sq ft



Contact our

Pontcanna Branch

02920 499680

Nestled in the heart of the highly sought-after Pontcanna district on the prestigious Cathedral Road, this impressive two-bedroom apartment offers contemporary living in an enviable location. Built in the summer of 2020, the property has been thoughtfully designed and tastefully finished throughout, creating a stylish and welcoming home perfectly suited to modern lifestyles.

The accommodation boasts a bright and spacious open-plan living area, seamlessly combining the lounge and kitchen to provide an ideal space for both relaxing and entertaining. The sleek, modern kitchen is complemented by quality fittings and finishes, while the beautifully appointed bathroom features a walk-in shower.

The property further benefits from a generously sized principal double bedroom, offering ample space and comfort, alongside a versatile second bedroom that would make an excellent guest room, home office, or study.

Additional features include electric heating and off-road parking to the rear of the property.

Ideally positioned within walking distance of Pontcanna's vibrant cafés, restaurants, and local amenities, as well as Cardiff city centre, this exceptional apartment presents a fantastic opportunity for professionals, couples, or those seeking a stylish home in one of Cardiff's most desirable neighbourhoods.





Kitchen/Living 13'5 x 18'7 (4.09m x 5.66m)

Bedroom 6'5 x 13'9 (1.96m x 4.19m)

Bedroom 12'9 x 9'3 (3.89m x 2.82m)

Bathroom 7'9 x 4'10 (2.36m x 1.47m)

Tenure

The property is offered on a new 999-year lease and at a peppercorn ground rent (nil financial ground rent payable). A service charge will be payable towards the maintenance, repair, management and insurance of the building and any communal areas, with full details to be confirmed.

Service Charge

TBC

Ground Rent

£0

EPC

EPC - D

Council Tax Band

Council Tax Band - D

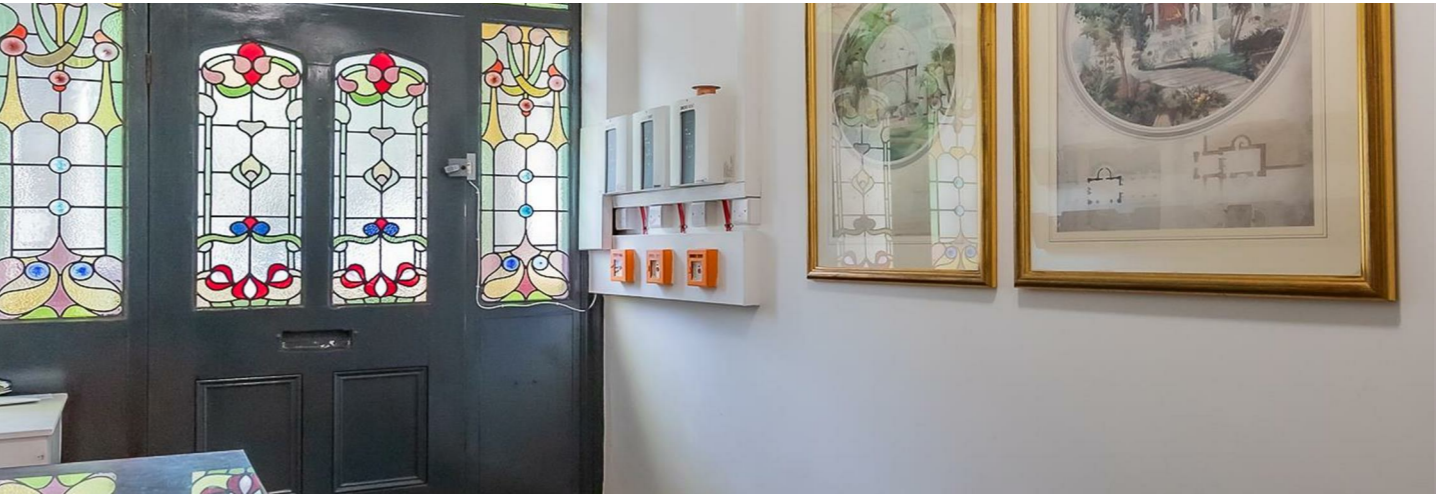
C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC