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CARDIFF

VALE

CAERPHILLY

BRISTOL

*104-108 Cathedral Road*

PONTCANNA

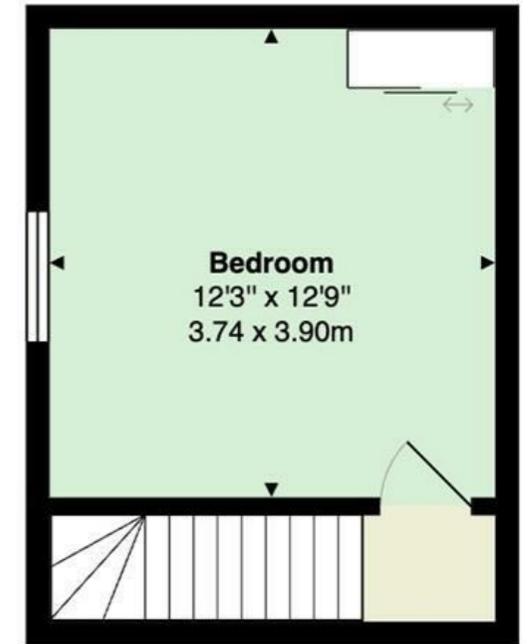


Comments by Mrs Ruby Ledley



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

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



*A one bedroom apartment in the popular Kestral Mews development, a stone throw away from Llandaff Fields & the city centre.*

Comments by the Homeowner



**Kestral Mews**

**Total Area: 448 ft<sup>2</sup> ... 41.6 m<sup>2</sup>**

All measurements are approximate and for display purposes only



# 104-108 Cathedral

*Pontcanna, Cardiff, CF11 9LP*

Offers In Excess Of

**£175,000**



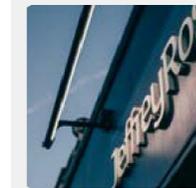
1 Bedroom(s)



1 Bathroom(s)



448.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

JeffreyRoss are proud to bring to the market this exceptional first floor duplex one bedroom apartment in the ever popular Kestral Mews on Cathedral Road in the heart of Pontcanna. Ideally located within walking distance to the City Centre, Pontcanna Fields and the amenities of Cathedral Road. The property briefly comprises entrance hallway leading on to an open plan kitchen / living room with a modern fitted kitchen with built in appliances including dishwasher, washer-dryer and fridge-freezer, bathroom with walk in shower and heated towel rail, then to the upper floor you have a large double bedroom with built in wardrobes.

EPC Rating: C  
Council Tax Band: E





**Communal Entrance**

**Living Room / Kitchen 12'2 x 16'2 (3.71m x 4.93m)**

**Bathroom 12'2 x 3 (3.71m x 0.91m)**

**Bedroom 12'3 x 12'9 (3.73m x 3.89m)**

**EPC**

RATING C

**Council Tax**

BAND E

**Service Charge**

£2,000 per annum

**Ground Rent**

£200 per annum

**Tenure**

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

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