



Cathedral Road

PONTCANNA



Comments by Mr Paul M Davies

Property Specialist

Mr Paul M Davies

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Comments by Homeowner



Cathedral Road

Pontcanna, Cardiff, CF11 9QP

Asking Price

£305,000



2 Bedroom(s)



1 Bathroom(s)



606.00 sq ft



Contact our
Pontcanna branch

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Situated within an impressive detached Victorian villa on Cathedral Road, this spacious ground floor apartment forms part of an exclusive development of just ten apartments created following a comprehensive conversion in 2020.

The accommodation comprises two good size bedrooms, a contemporary bathroom with walk-in shower, and a generous open plan kitchen/living space with integrated appliances and direct access to a private decked terrace. The property also benefits from an allocated parking space to the rear.

The apartment is being offered as part of a rare opportunity to acquire one of ten individually designed apartments within this landmark building, ideally positioned in the heart of Pontcanna, within walking distance of Cardiff City Centre, Sophia Gardens and the many cafés, restaurants and amenities that Cathedral Road has to offer.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Hall**Bedroom 10'2 x 13'3 (3.10m x 4.04m)****Bedroom 10'10 x 10 (3.30m x 3.05m)****Kitchen/ Living Room 10'2 x 20'6 (3.10m x 6.25m)****Bathroom 6'4 x 9'5 (1.93m x 2.87m)****Terrace 11'2 x 8'10 (3.40m x 2.69m)****Parking**

1 Parking Space to the rear

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 RATING D

Council Tax

Council Tax Band - E



127 Cathedral Road

Total Area: 56.3 m² ... 606 ft² (excluding decking)

All measurements are approximate and for display purposes only

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CARDIFF

VALE

CAERPHILLY

BRISTOL