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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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6, 127 Cathedral Road

Total Area: 54.3 m² ... 584 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner



Cathedral Road

Pontcanna, Cardiff, CF11 9PJ

Asking Price

£300,000



2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our

Pontcanna Branch

02920 499680



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

The accommodation comprises a spacious bay-fronted living room, 2 double bedrooms, contemporary bathroom and a modern kitchen with integrated appliances. The apartment retains a bright and airy feel throughout, with the bay window providing an attractive focal point and plenty of natural light.

Ideally positioned in the heart of Pontcanna, the property is within walking distance of Cardiff City Centre, Sophia Gardens and the many cafés, restaurants and amenities that Cathedral Road has to offer.

Offered as part of a rare opportunity to acquire one of ten individually designed apartments within this landmark building.



Hall

Kitchen/Lounge 13'1 x 18'4 (3.99m x 5.59m)

Bedroom 13'1 x 8'10 (3.99m x 2.69m)

Bedroom 6'6 x 15'5 (1.98m x 4.70m)

Bathroom

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

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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	