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CARDIFF VALE CAERPHILLY BRISTOL





Stylish Maisonette in the heart of Pontcanna that offers versatile accomodation and off road parking. Eaton House is ideally placed at the top end of Cathedrll road to enjoy the amenities that Pontcanna street has to offer. this really is a rare property to come to the market.

Comments by Mr Elliott Hooper-Nash



Property Specialist

Mr Elliott Hooper-Nash

Director

Elliott@jeffreyross.co.uk

I have really enjoyed my time in Pontcanna and hope the next owners enjoy the property as much as I have. The off road parking is a necessity for anyone wanting to live in the area.

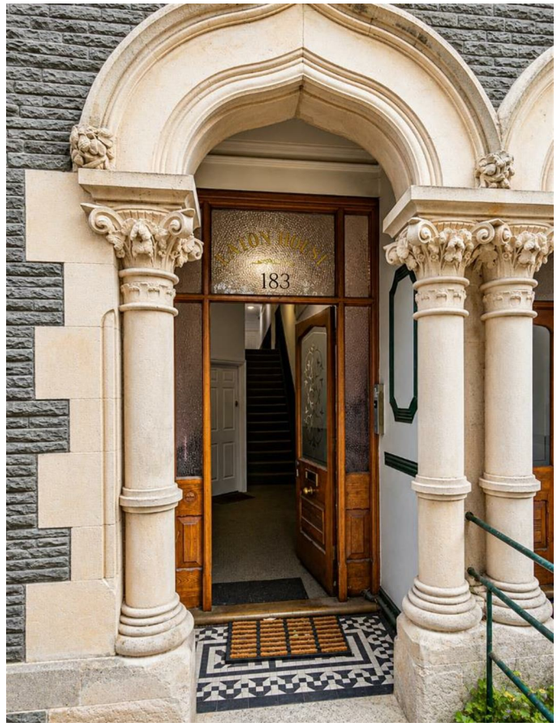
Comments by the Homeowner













Cathedral Road

Pontcanna, Cardiff, CF11 9PN

Asking Price

£275,000

1 Bedroom(s) | 1 Bathroom(s) | 673.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Nestled in the charming area of Pontcanna, Cardiff, this delightful flat on Cathedral Road offers a perfect blend of modern living and convenience. Spanning an impressive 673 square feet, this versatile maisonette is ideal for individuals or couples seeking a stylish and comfortable home.

Upon entering, you are greeted by a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts a contemporary design throughout, with modern fittings that enhance its appeal. The stylish bathroom is a standout feature, offering a serene space to unwind after a long day.

One of the key highlights of this property is the off-road gated parking, providing peace of mind and convenience in a bustling area. The coutyard garden area adds a touch of outdoor charm, allowing for a private retreat to enjoy the fresh air.

With its prime location in Pontcanna, residents will benefit from a vibrant community filled with local shops, cafes, and parks, all within easy reach. This flat is not just a home; it is a lifestyle choice that combines comfort, style, and accessibility.

In summary, this modern flat on Cathedral Road is a rare find, offering a unique opportunity to live in one of Cardiff's most sought-after neighbourhoods. Whether you are looking to buy or rent, this property is sure to impress with its thoughtful design and prime location.





Communal Entrance

Access via Cathedral Road, stairs to first floor - Enrtrance to Bedroom and Bathroom level .

Garden Access

Accesss to he rear via the kitchen and the Ground floor level of this Duplex apartment.

Kitchen 11'1" x 10'0" (3.39m x 3.07m)

Living / Dining Room 16'7" x 12'11" (5.07m x 3.95m)

Stairs to first floor

Storage 11'10" x 2'10" (3.61m x 0.88m)

To the first floor

Bedroom 10'9" x 10'0" (3.30m x 3.07m)

Built in Wardrobe

Bathroom 7'3" x 5'5" (2.21m x 1.67m)

Courtyard Garden

Small seating area off the kitchen, perfect for a small table and chairs

Parking

Lane access to gated parking area. 1 x allocated parking space.

Tenure

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

Council Tax

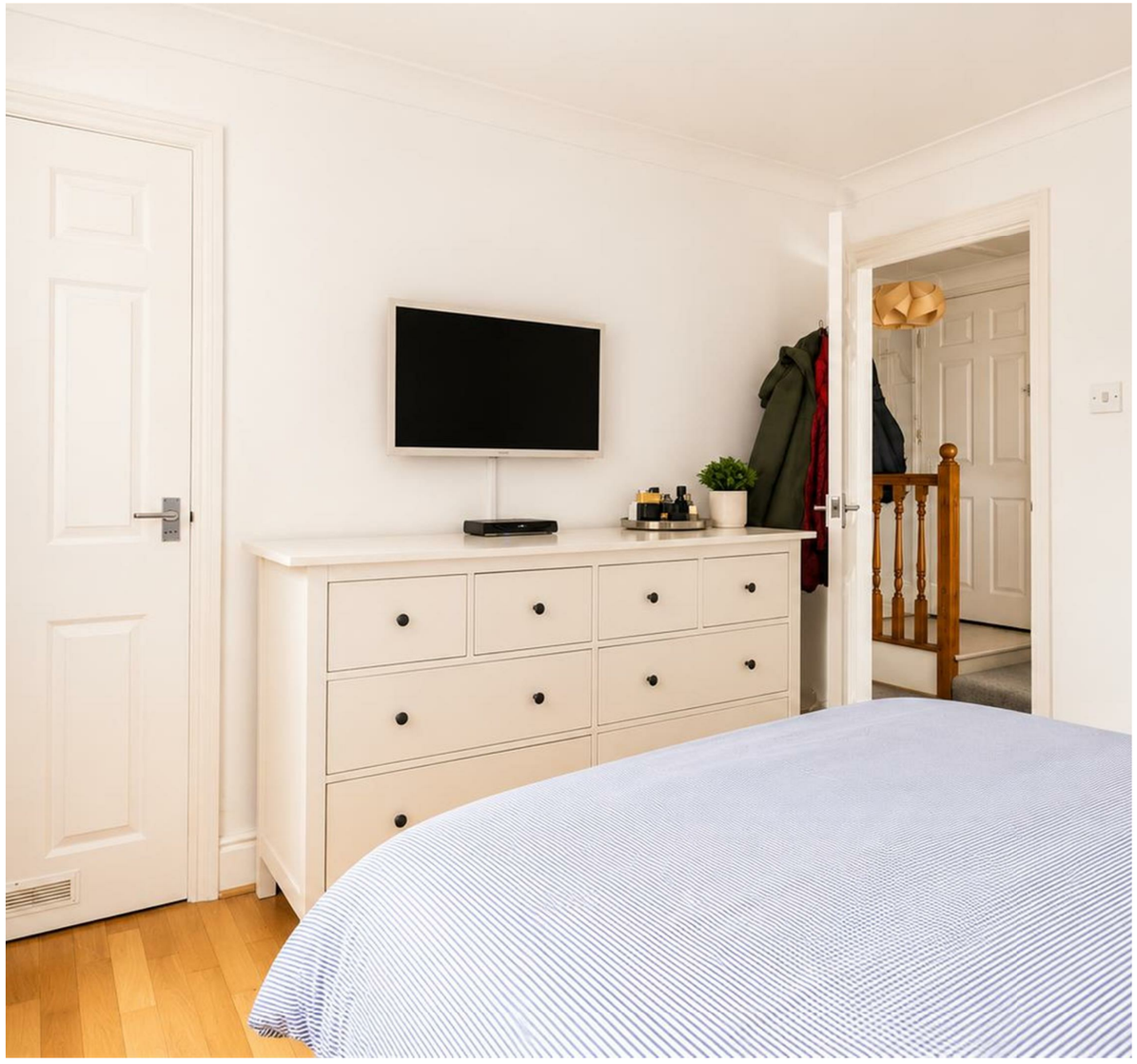
Band D

Service Charges

£1,920 per annum approx £160 per month.

Lease details

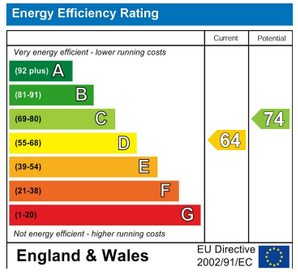
We are informed that there is a 999 year lease from 1998, approximatley 971 years remaining. This is to be confirmed by your legal advisor.










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
74
England & Wales
EU Directive 2002/91/EC



