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CARDIFF

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*Cathedral Road*

PONTCANNA



*A well-presented two-bedroom flat situated on the sought-after Cathedral Road in Pontcanna, ideally located close to an array of local amenities, independent cafés and Cardiff City Centre.*

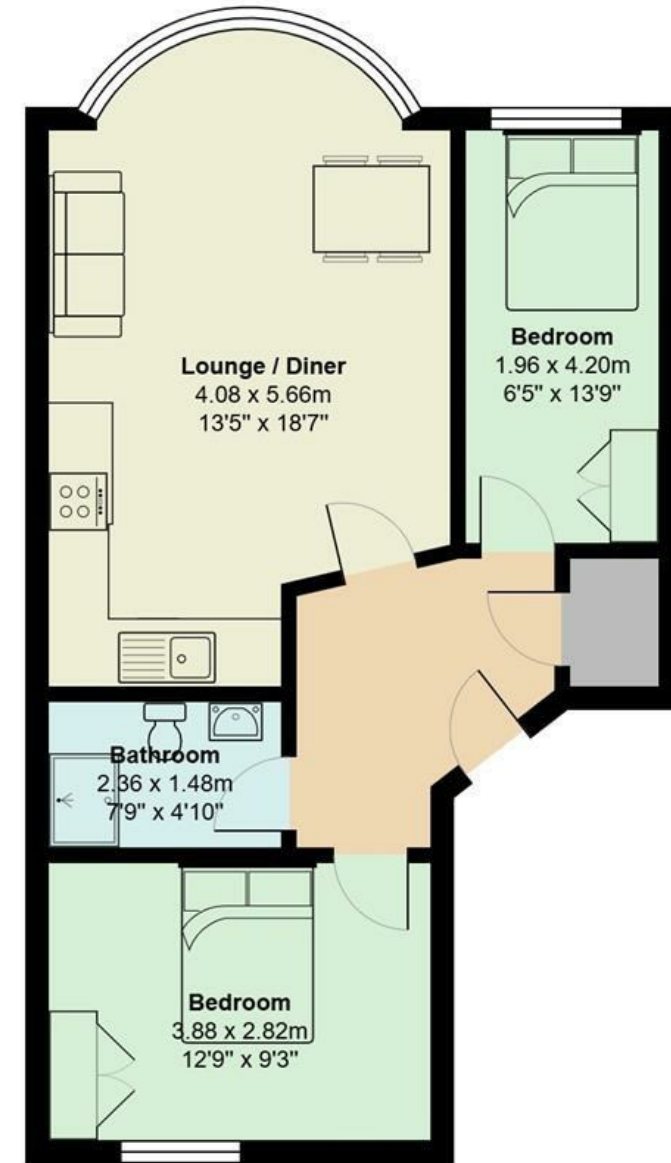
Comments by Mr Paul M Davies

### Property Specialist

Mr Paul M Davies

Photographer / VR Specialist

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9, 127 Cathedral Road, Pontcanna

Total Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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Comments by the Homeowner





# 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



