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CARDIFF VALE CAERPHILLY BRISTOL

Located on the sought after Cathedral Road this 2 bedroom apartment is an ideal spot. A stone throw from the city centre, and in the heart of Pontcanna.

Comments by Mrs Ruby Ledley

Property Specialist

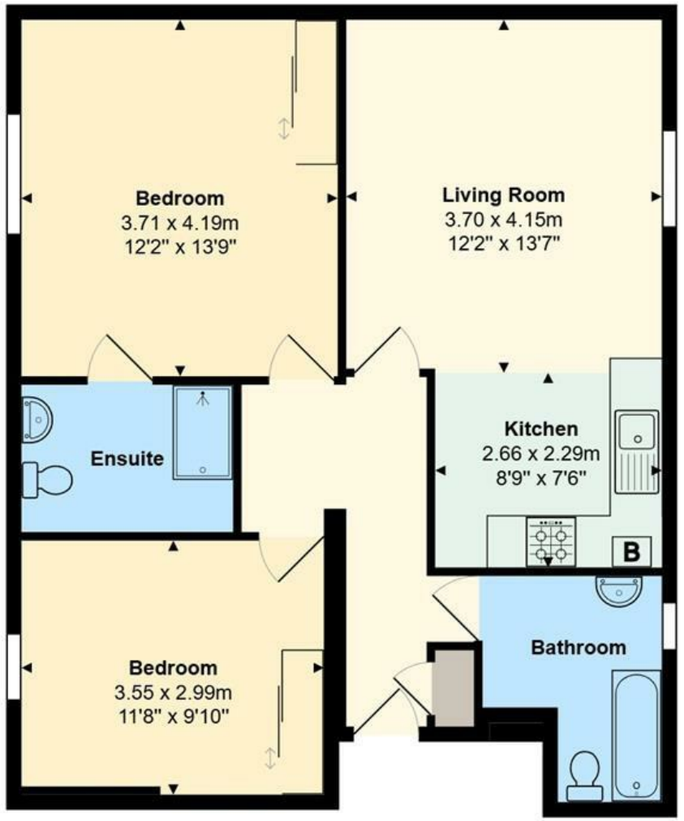
Mrs Ruby Ledley

Valuer

ruby@jeffreyross.co.uk

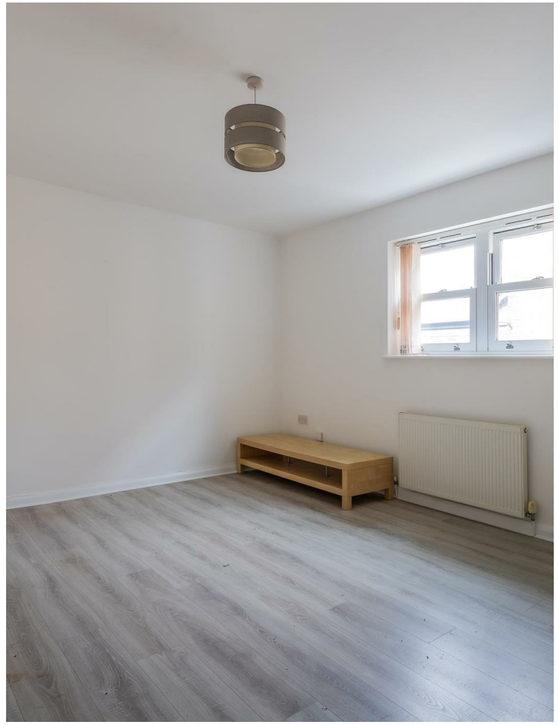
Comments by the Homeowner

Cwrt Soffia



Total Area: 65.5 m² ... 705 ft²

All measurements are approximate and for display purposes only



Cathedral Road

, Cardiff, CF11 9AY

Offers In Excess Of

£250,000

2 Bedroom(s) 2 Bathroom(s) 705.00 sq ft

Contact our

Pontcanna Branch

02920 499680

Situated in the heart of Pontcanna on the ever-popular Cathedral Road, this charming apartment effortlessly combines period character with modern comfort. Offering approximately 705 square feet of well-designed living space, the property comprises two generously sized bedrooms, making it an excellent choice for couples or professionals seeking a stylish and comfortable home.

The spacious reception room flows seamlessly into a well-appointed kitchen, creating an inviting space ideal for both relaxing and entertaining. Two bathrooms provide added convenience and privacy, enhancing the practicality of the layout.

Further benefits include off-road parking for one vehicle — a rare and valuable feature in this highly sought-after area. Pontcanna is celebrated for its vibrant community atmosphere, with an excellent selection of independent shops, cafés, and green spaces all within easy reach. Cardiff city centre is also conveniently accessible, offering the perfect balance of tranquillity and urban living.

This apartment represents a wonderful opportunity to secure a distinctive home in one of Cardiff's most desirable neighbourhoods. Whether you are searching for your next residence or a smart investment, this property is not to be missed.

Hallway

Living Room 12'2 x 13'7 (3.71m x 4.14m)

Kitchen 8'9 x 7'6 (2.67m x 2.29m)

Bedroom 1 12'2 x 13'9 (3.71m x 4.19m)

En-Suite

Bedroom 2 11'8 x 9'10 (3.56m x 3.00m)

Bathroom

Tenure

Council Tax

BAND F

EPC

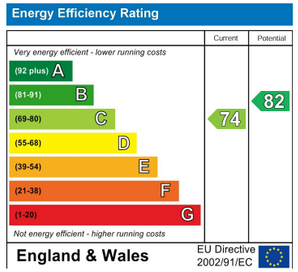
BAND C

Service Charge

£1,184 per annum

Lease Length

981 year remaining. Ground rent £100 per year.


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
74
82
England & Wales
EU Directive 2002/91/EC