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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Cathedral Road*

PONTCANNA





Set within a beautifully renovated Grade II listed building, this standout home mixes charm with modern style. Inside, you'll find an inviting entrance hall leading into a bright lounge/diner that opens onto a sleek, fitted kitchen. The lower level has a comfortable double bedroom with its own ensuite, while the upper floor is home to a spacious master suite with a full bathroom.

Comments by Mrs Ruby Ledley



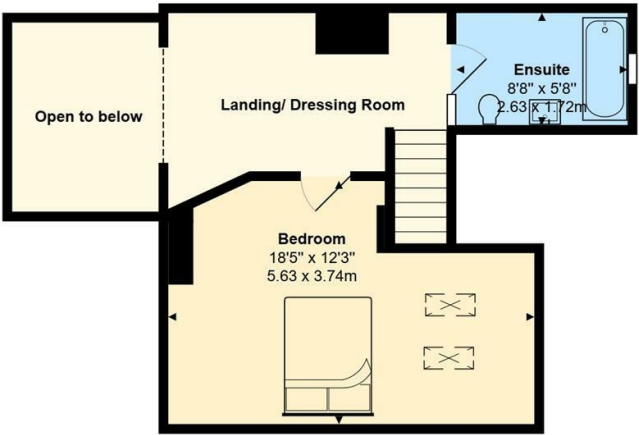
**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)



A rare opportunity to purchase a stunning two bedroom maisonette in a prime location, chain free.

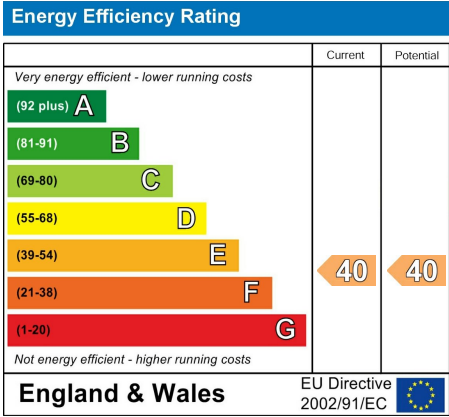
Comments by the Homeowner



**The Hamiltons**  
Total Area: 1001 ft² ... 93.0 m²  
All measurements are approximate and for display purposes only



Hallway	<div>Service Charge</div> <div>£1,780.71 Per Annum</div>
Kitchen / Living Room 18'11 x 14 (5.77m x 4.27m)	<div>Ground Rent</div> <div>£250 per annum</div>
Bedroom 1 11'8 x 16'6 (3.56m x 5.03m)	<div>EPC</div> <div>RATING E</div>
En-Suite	
Landing/Dressing Room	<div>Council Tax</div> <div>Band D</div>
Bedroom 2 18'5 x 12'3 (5.61m x 3.73m)	<div>Tenure</div> <div>Leasehold. This is to be confirmed by your legal representative.</div>
En-Suite	
Communal Entrance	
1 Allocated Car Park Space	
<div>School Catchment</div> <div>Severn Primary School</div> <div>Fitzalan High School (year 2024-25)</div> <div>Ysgol Pwll Coch (year 2024-25)</div> <div>Ysgol Gyfun Gymraeg Glantaf (year 2024-25)</div>	



# Cathedral Road

Pontcanna, Cardiff, CF11 9FL

Guide Price

£400,000

2 Bedroom(s)

2 Bathroom(s)

925.00 sq ft

Contact our

Pontcanna Branch

02920 499680

Jeffrey Ross is excited to offer to the market this highly desirable and sought after duplex apartment located on Cathedral Road, Cardiff.

This showpiece apartment is part of a renovated Grade II listed building. This extraordinary property comprises entrance hall, lounge/dining room, open plan with stunning fitted kitchen, One double bedroom with Ensuite on the lower floor and a master suite with bathroom to the upper floor. The property further benefits an allocated private and secure parking space.





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