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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 Luke Trezise

Property Specialist
Mr Luke Trezise
Senior valuer

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6, 127 Cathedral Road

Total Area: 54.3 m² ... 584 ft²

All measurements are approximate and for display purposes only

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 the Homeowner





Cathedral Road

Pontcanna, Cardiff, CF11 9PJ

Asking Price

£300,000



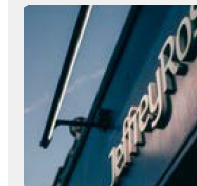
2 Bedroom(s)



1 Bathroom(s)



584.00 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

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC