



CATHEDRAL ROAD


PONTCANNA







## CATHEDRAL ROAD

PONTCANNA, CF11 9FP - ASKING PRICE £325,000

 2 bedroom(s)

 2 bathroom(s)

 717.00 sq ft

Jeffrey Ross are delighted to present this exceptional new build apartment located in the highly sought-after Cathedral Gardens development. Perfectly positioned on the ever-popular Cathedral Road in Pontcanna, the property is just a short stroll from the area's vibrant cafés, bars, and boutique shops, and only five minutes from Cardiff City Centre.

This beautifully finished apartment offers:

Spacious entrance hallway with a large storage cupboard

Modern family bathroom. Two double bedrooms, including:  
A master bedroom with private balcony and a stylish en-suite shower room

Open-plan living area with a contemporary fitted kitchen and integrated appliances

Finished to an exceptionally high standard throughout, this apartment also benefits from one allocated parking space.

This is an outstanding opportunity to secure a premium property in one of Cardiff's most desirable locations.

### PROPERTY SPECIALIST

**Mr Ross Hooper-Nash**

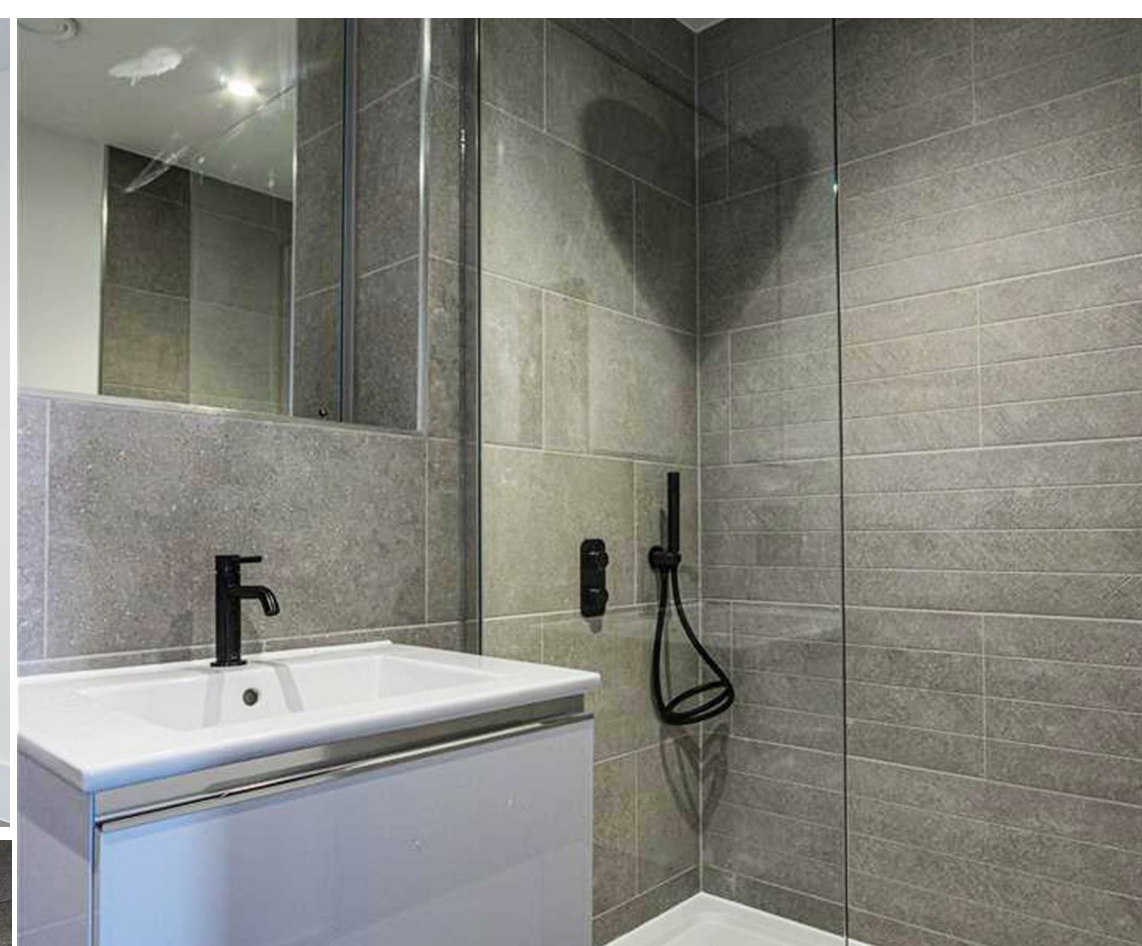
ross@jeffreycross.co.uk


02920 397887

Director







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

















**HALLWAY**

1.37m x 3.58m (4'6" x 11'9")

**LIVING ROOM/KITCHEN**

10'6" x 23'2" (32'9" x 70'0")

**STORAGE****BEDROOM 1**

10'2" x 12'8" (31'0" x 39'4")

**BEDROOM 2**

10'6" x 10'11" (32'0" x 32'9")

**BALCONY****EN-SUITE**

7'11" x 5'7" (24'0" x 16'4")

**BATHROOM**

6'1" x 7'10" (18'6" x 22'11")

**EPC**

RATING C

**SERVICE CHARGE**

To be confirmed

**GROUND RENT**

Peppercorn

**TENURE**

Leasehold

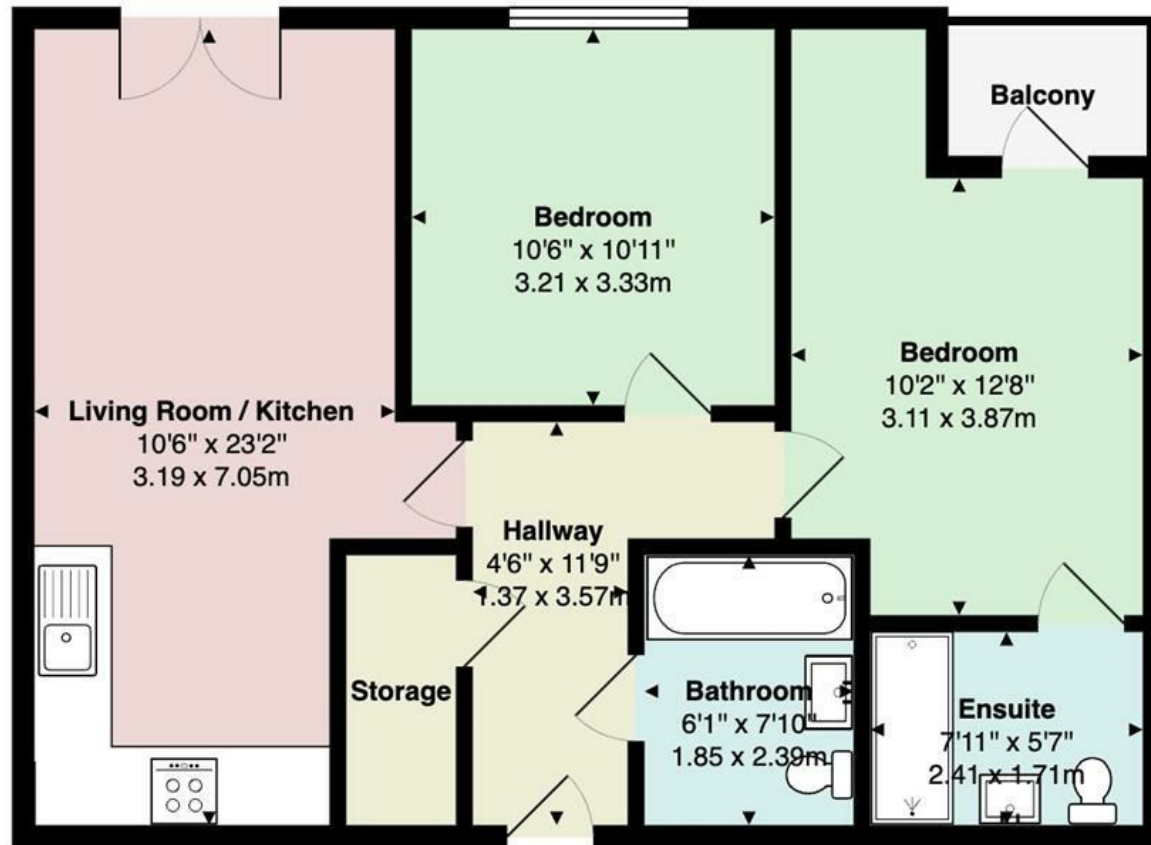
**COUNCIL TAX**

BAND F

”

Comments by Mr Ross Hooper-Nash

”



2 x bed, The Lane

Total Area: 717 ft<sup>2</sup> ... 66.6 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross