

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Cathedral Road

PONTCANNA

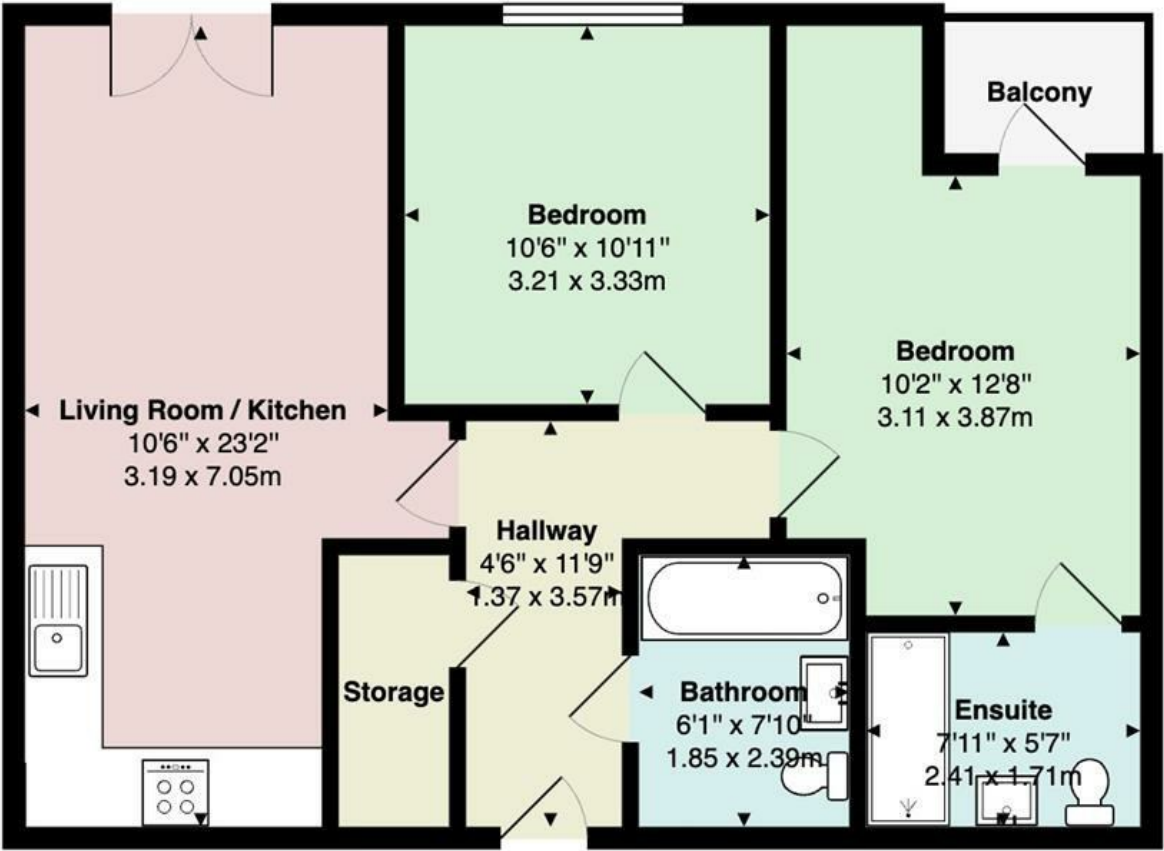


Comments by Mr Ross Hooper-Nash



Property Specialist
Mr Ross Hooper-Nash
Director

ross@jeffreygross.co.uk



2 x bed, The Lane

Total Area: 717 ft² ... 66.6 m² (excluding balcony)

All measurements are approximate and for display purposes only



Comments by the Homeowner



Cathedral Road

Pontcanna, Cardiff, CF11 9FP

Asking Price

£325,000



2 Bedroom(s)



2 Bathroom(s)



717.00 sq ft



Contact our
Pontcanna Branch

02920 499680

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.



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

Living Room/Kitchen 32'9""19'8" x 75'5""6'6" (10'6 x 23'2)

Storage

Bedroom 1 32'9""6'6" x 39'4""26'2" (10'2 x 12'8)

Bedroom 2 32'9""19'8" x 32'9""36'1" (10'6 x 10'11)

Balcony

En-Suite 22'11""36'1" x 16'4""22'11" (7'11 x 5'7)

Bathroom 19'8""3'3" x 22'11""32'9" (6'1 x 7'10)

EPC

RATING C

Service Charge

To be confirmed

Ground Rent

Peppercorn

Tenure

Leasehold

Council Tax

BAND F

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

www.jeffreygross.co.uk



