

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CATHEDRAL ROAD  
PONTCANNA

# CATHEDRAL ROAD




PONTCANNA, CF11 9PN - £1,100,000

JeffreyRoss are proud to offer this 'OFF MARKET' and extremely rare opportunity to acquire a 7 bedroom end of terrace, Victorian family home on Cathedral Road that boasts a one bedroom Coach House with parking! This Victorian end-terrace house is a true gem waiting to be discovered. Boasting an impressive 5 reception rooms and 7 bedrooms spread across its spacious layout, this property offers ample space for comfortable living and entertaining.

Step inside to find 2 bathrooms, Downstairs WC which adds a touch of modern convenience to this character-filled home. The property exudes charm with its original features, promising a unique living experience for those who appreciate the beauty of a bygone era. The property is set in the unique position to look directly down Dogo street and into the Castle grounds.

One of the standout features of this property is the detached Coach house in the garden, offering endless possibilities for use as a guest house, studio, or private retreat. Additionally, the cellar, thoughtfully tanked by the current owners, provides extra storage space or the potential for conversion into a wine cellar or hobby room.

Convenience is key with lanes access to garage parking featuring an electric door, ensuring your vehicles are secure and easily accessible. The prime location of this property allows for a leisurely stroll to Pontcanna street and all the amenities it has to offer, from quaint cafes to trendy boutiques.

 7 bedroom(s)  3 bathroom(s)  3317.00 sq ft

**ENTRANCE HALLWAY**  
8.25m x 1.84m widest points (27'0" x 6'0" widest points)

**LIVING ROOM**  
5.72m x 4.34m widest points (18'9" x 14'3" widest points)

**SECOND RECEPTION**  
4.42m x 3.93m (14'6" x 12'10")

**DOWNSTAIRS WC**  
1.96m x 1.36m (6'5" x 4'5")

**THIRD RECEPTION**  
4.45m x 3.35m (14'7" x 10'11")

**DINING ROOM**  
4.67m x 3.89m (15'3" x 12'9")

**PANTRY**  
1.82m x 1.14m (5'11" x 3'3".45'11")

**KITCHEN**  
3.89m x 2.76m (12'9" x 9'0")

**SUN ROOM**  
3.89m x 2.08m (12'9" x 6'9")

**CELLAR**  
4.19m x 3.68m (13'8" x 12'0")  
The current owner had had the basement tanked previously and offers further potential

## TO THE FIRST FLOOR

**BEDROOM ONE**  
6.06m x 5.68m (19'10" x 18'7")  
Currently used as a home office and sitting room

**BEDROOM TWO**  
4.41m x 4.01m (14'5" x 13'1")

**BEDROOM THREE**  
4.30m x 3.89m (14'1" x 12'9")

**WC**  
1.96m x 0.70 (6'5" x 2'3")

**BATHROOM**  
2.76m x 1.84m (9'0" x 6'0")  
Original Roll top bath, separate shower cubicle, WC and wash hand basin.

**BEDROOM FOUR**  
2.91m x 2.76m (9'6" x 9'0")

## TO THE SECOND FLOOR

**LANDING**  
Door access to the rear annex loft space which offers plenty of storage.

**BEDROOM FIVE**  
4.80m x 4.01m (15'8" x 13'1")

**BEDROOM SIX**  
4.34m x 4.01m (14'2" x 13'1")

**ENSUITE**  
1.85m x 1.69m (6'0" x 5'6")

**BEDROOM SEVEN**  
3.15m x 2.01m (10'4" x 6'7")

## STORAGE CUPBOARD

**GARDEN**  
Impressive South facing family garden that benefits mature boarders and its very own Pear tree!. The garden leads to its very ow Coach house and Garage Parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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	



193, Cathedral Road, Pontcanna, CF11 9PN  
Total Area: 308.1 m<sup>2</sup> ... 3317 ft<sup>2</sup>  
All measurements are approximate and for display purposes only - Above Excludes Cellar and Inc. Coach House

