

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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CATHEDRAL ROAD

PONTCANNA



# CATHEDRAL ROAD

PONTCANNA, CF11 9FH - £255,000

This one-bedroom apartment is located in an attractive period property conversion, conveniently close to both the city centre and Pontcanna. The accommodation includes an entrance hall with a storage cupboard housing the hot water tank and a video security entry system. The tiled flooring extends into the open-plan kitchen, dining, and living area, which is bright and spacious with windows on two sides, offering views over Bute Park towards the city centre.

The kitchen features a range of grey base, larder, and wall-mounted units, complemented by composite work surfaces and splashback. It includes an integrated 'Smeg' fan-assisted oven, induction hob with stainless steel cooker hood, integrated fridge/freezer, microwave, dishwasher, and washer/dryer, along with a built-in speaker system.

The bedroom is a comfortable double with a side-facing obscured window, built-in wardrobe, and neutral carpet flooring. The bathroom boasts a sleek 'Porcelanosa' three-piece suite, including a panelled bath with rainfall shower, a wall-mounted wash basin with storage, and a low-level WC with a concealed cistern.

The communal entrance, accessible from Cathedral Road and the secure car park, offers both lift and stair access to all floors. The apartment comes with one allocated parking space in the secure car park. A secure rear gate provides direct access to Bute Park, ideal for walks, runs or cycling.

 1 bedroom(s)  1 bathroom(s)  468.00 sq ft

## HALL

## BATHROOM

**BEDROOM**  
3.45m x 3.05m (11'4 x 10)


**LOUNGE / KITCHEN**  
15'8 x 13'3

**TENURE**  
Share of Freehold, this is to be confirmed by your legal representative.

**SERVICE CHARGE**  
£952.50 per 6 months.

**GROUND RENT**  
£142.23 per 6 months



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>		
(55-68) <b>D</b>	68	68
(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 	

Cathedral Parc, Cardiff CF11



Total Area: 468 ft<sup>2</sup> ... 43.4 m<sup>2</sup>  
All measurements are approximate and for display purposes only