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CARDIFF VALE CAERPHILLY BRISTOL

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

luke@jeffreyross.co.uk

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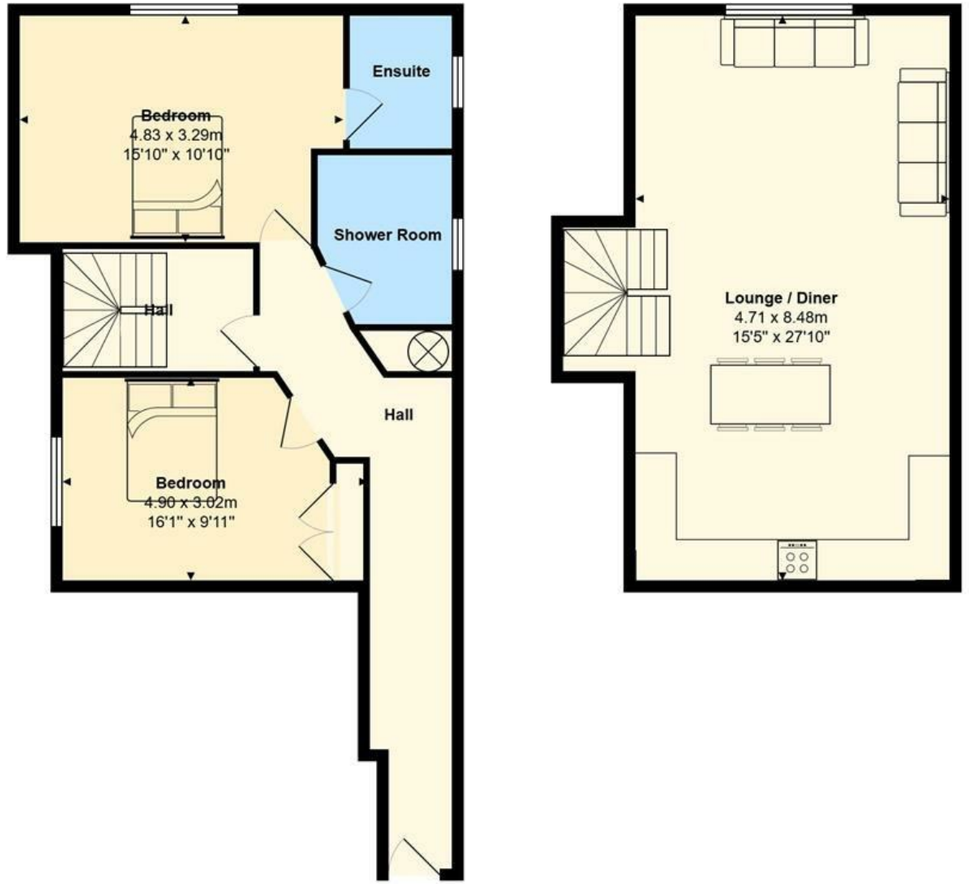
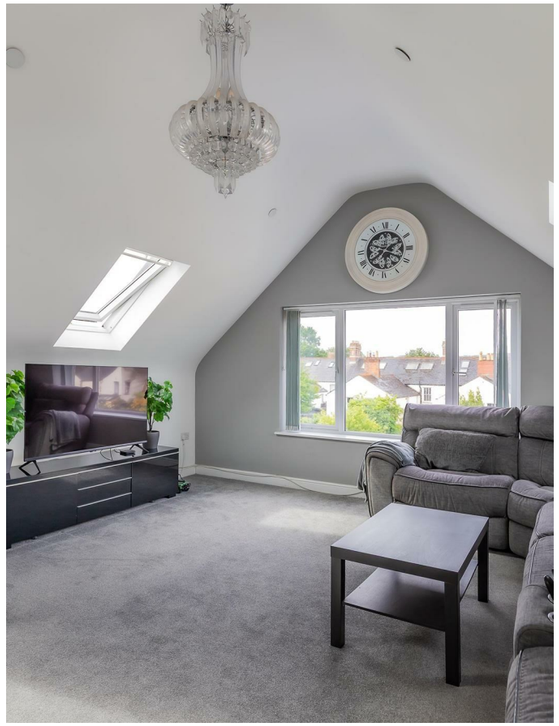
Comments by the Homeowner



8, 127 Cathedral Road

Total Area: 97.5 m² ... 1049 ft²

All measurements are approximate and for display purposes only



Cathedral Road

Pontcanna, Cardiff, CF11 9PJ

Asking Price

£455,000

2 Bedroom(s) | 1 Bathroom(s) | 806.00 sq ft

Contact our

Pontcanna Branch

02920 499680

We're delighted to present this exceptional two-bedroom top floor duplex apartment, set within a stunning Victorian villa in the highly sought-after area of Pontcanna. Combining period charm with contemporary living, this beautifully appointed home offers spacious and stylish accommodation arranged over two levels.

The property comprises a welcoming entrance hall, two generous double bedrooms, two well-appointed bathrooms, and an impressive open-plan living and dining area that creates the perfect space for both relaxing and entertaining. The modern fully fitted kitchen is thoughtfully designed and seamlessly integrates with the living space, while the striking vaulted ceiling enhances the sense of light, space and character throughout.

Further benefits include off-road parking to the rear of the property, double glazing, and electric heating, ensuring comfort and convenience year-round.

Ideally located in one of Cardiff's most desirable residential districts, this unique home offers an excellent opportunity to enjoy the vibrant lifestyle, independent cafés, restaurants and green spaces that make Pontcanna such a popular place to live.

Kitchen/Living 15'5 x 27'10 (4.70m x 8.48m)

Bedroom 15'10 x 10'10 (4.83m x 3.30m)

Ensuite

Bedroom 16'1 x 9'11 (4.90m x 3.02m)

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

EPC

EPC - D

Council Tax Band

Council Tax Band - E

Parking

Parking pace to the rear

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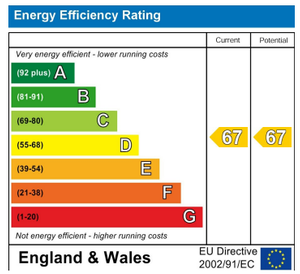
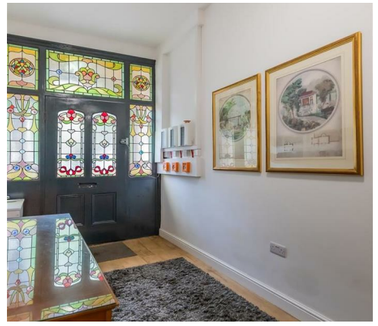
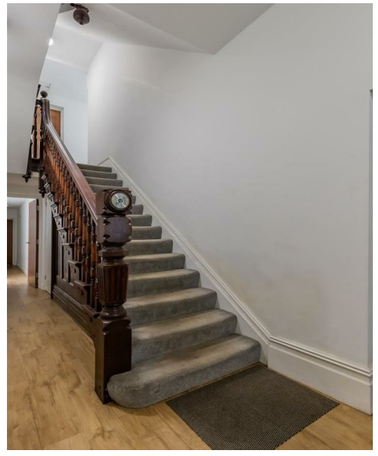
THE GAME


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