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CARDIFF

VALE

CAERPHILLY

BRISTOL

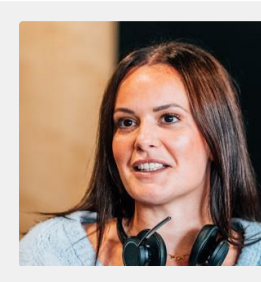


32 Cathedral Road

PONTCANNA

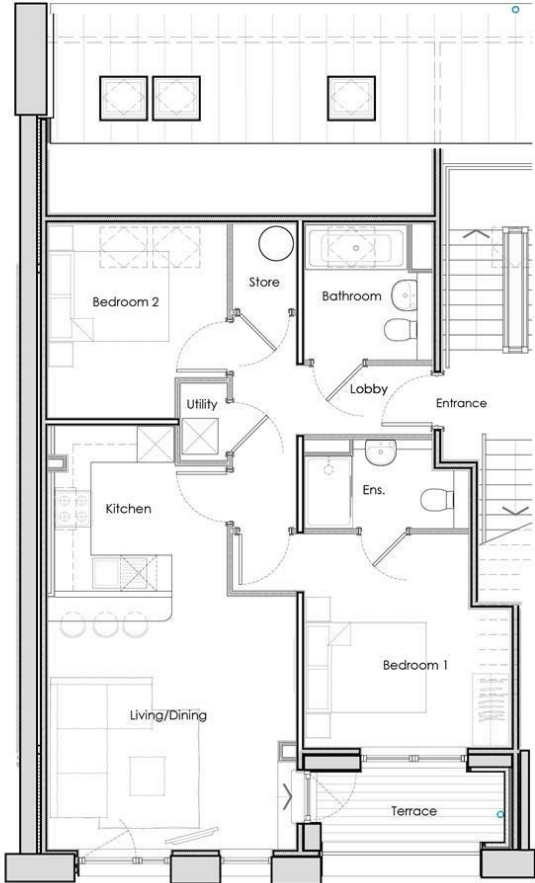


Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

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SOPHIA MEWS
PONTCANNA

NO.14

KITCHEN / LIVING /
DINING- 7.12M x 4.11M
BATHROOM - 2.14M x 2.14M
BEDROOM TWO - 2.93M x 3M
BEDROOM ONE - 3.95M x 3.61M
ENSUITE - 1.45M x 2.73M

SIZE - 67.9 M2 / 731 SQFT

Comments by the Homeowner





32 Cathedral Road

Pontcanna, Cardiff, CF11 9FS

Guide Price

£375,000



2 Bedroom(s)



2 Bathroom(s)



731.00 sq ft



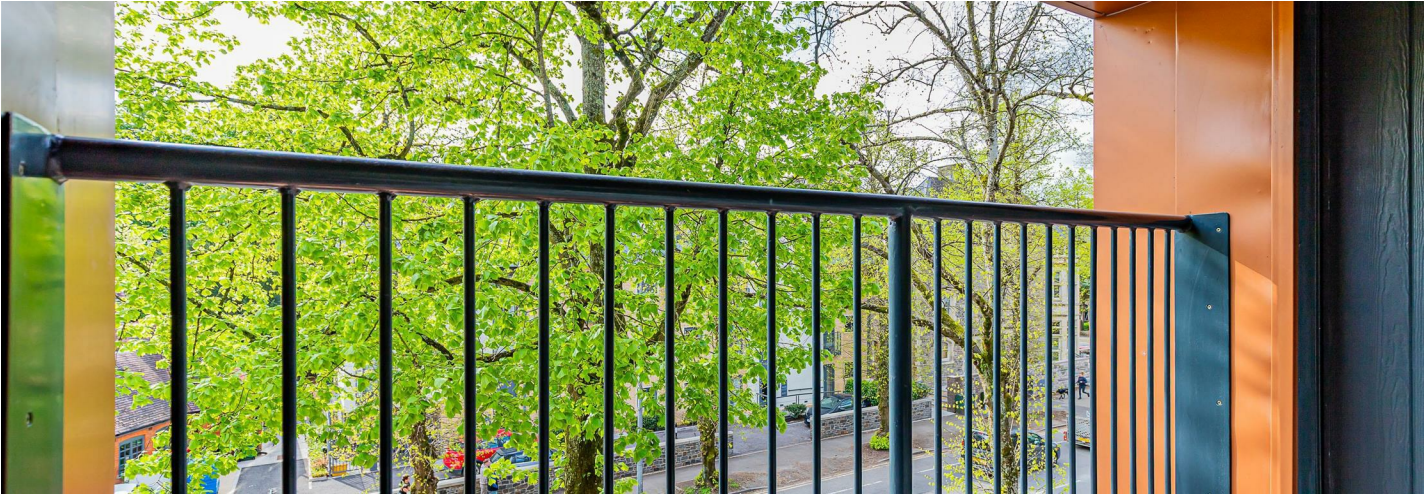
Contact our
Pontcanna Branch
02920 499680

This beautifully presented two-bedroom apartment, complete with allocated parking, forms part of an impressive extension to the prestigious Cathedral Road Villa. Combining contemporary living with an enviable location, this exceptional property offers spacious and well-appointed accommodation throughout.

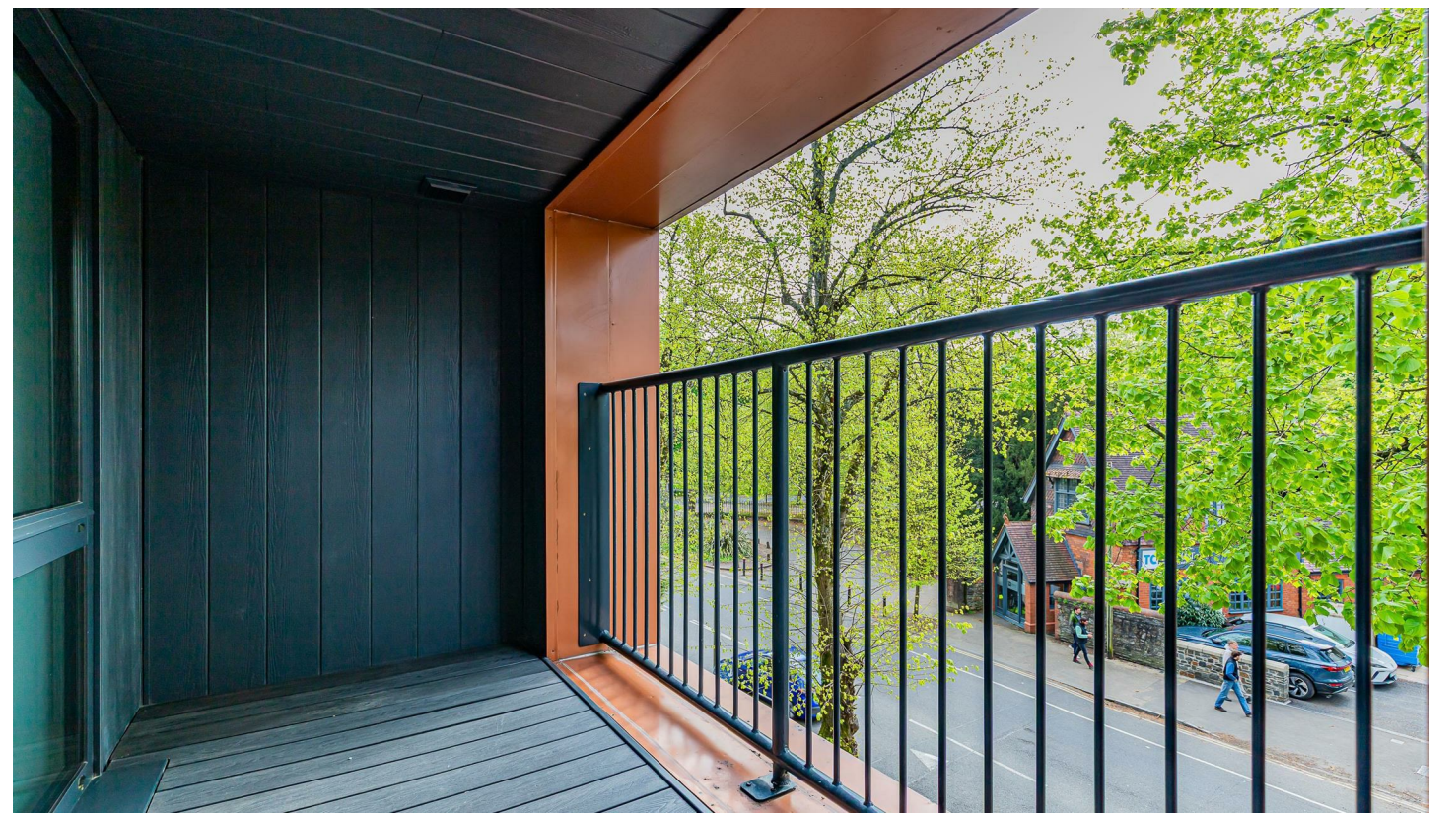
The apartment features two generous double bedrooms, including a superb principal bedroom with its own stylish en-suite shower room, providing a private and comfortable retreat. A modern family bathroom serves the second bedroom and guests alike. At the heart of the home is a bright and spacious open-plan kitchen, dining and living area, thoughtfully designed to create a sociable and versatile living space. Large doors lead directly onto a private balcony.

Further benefits include allocated parking and the significant advantage of being offered to the market with no onward chain, making it an attractive proposition for both owner-occupiers and investors seeking a straightforward purchase.

Ideally positioned in one of Cardiff's most desirable residential areas, the property enjoys a highly convenient central location. Cardiff city centre is within easy walking distance, providing access to a wide range of shopping, dining, entertainment and transport links. The vibrant neighbourhood of Pontcanna is also just moments away, renowned for its independent cafés, restaurants, boutiques, green spaces and thriving community atmosphere, making this an outstanding opportunity to enjoy the very best of city living in a sought-after setting.



Hallway
Kitchen / Living Room 23'4" x 13'5" (7.12 x 4.11)
Bedroom 1 12'11 x 11'10 (3.94m x 3.61m)
En-Suite 4'9 x 8'11 (1.45m x 2.72m)
Bedroom 2 9'7 x 9'10 (2.92m x 3.00m)
Bathroom 7'0 x 7'0 (2.13m x 2.13m)
Service Charge
£2,719 per annum
Ground Rent
EPC
Rating C
Council Tax
BAND F £2908.26





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

