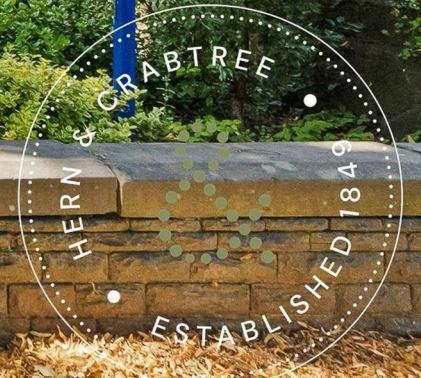


# Cathedral Road

PONTCANNA, CF11 9PG

GUIDE PRICE £1,000,000

Hern &  
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# Cathedral Road

This substantial Victorian property combines the character and proportions of a 5-6 bedroom period home. Currently arranged as a mixed use property with an approx. split of 70% residential and 30% D1 commercial - it offers a rare opportunity to enjoy living and working from the same address.

Arranged over four floors, with the added benefit of a useful cellar, the accommodation is both generous and adaptable. The commercial space provides a number of well proportioned reception and therapy rooms, while the residential accommodation above includes welcoming living areas, a well appointed kitchen with breakfast island, comfortable bedrooms and bath and shower facilities. Original features have been carefully preserved throughout, including high ceilings, sash windows, fireplaces, picture rails and exposed timber floors, all of which reflect the property's Victorian heritage. The cellar provides valuable additional storage.

Outside, the rear garden offers a surprisingly peaceful setting, with a paved seating area leading onto a generous lawn enclosed by mature stone walls. Beyond the garden is private off road parking for several vehicles, an increasingly valuable feature in this part of the city.

Pontcanna is one of Cardiff's most established and well loved neighbourhoods, known for its independent cafés, restaurants, bakeries and local shops. Bute Park, Sophia Gardens and the Taff Trail are all within walking distance, as are Cardiff city centre and Cardiff Central railway station. The area is also home to a number of highly regarded schools and benefits from excellent road links, making it a location that continues to appeal to professionals, families and those looking to enjoy everything this part of Cardiff has to offer.



# 3320.00 sq ft

## Front Forecourt

Enclosed by a traditional low stone wall with paved frontage, raised planting beds finished with slate chippings and mature shrubs creating an attractive approach to the property.

## Porch

Original tiled flooring and decorative detailing creating a striking first impression, leading through an original Victorian door leading into the main hallway.

## Entrance Hall

A spacious and welcoming entrance hall with traditional original wooden glazed entrance door, decorative ceiling rose, cornicing, dado rail, boxed radiators and a staircase rising to the upper floors. A grand reception space befitting the age and character of the property.

## Reception Room

Double glazed sash bay window to the front elevation allowing plenty of natural light. Decorative ceiling rose, cornicing, picture rail, two radiators and generous proportions make this an elegant room.

## Therapy Room One

PVC double glazed door with double glazed side panels leading towards the rear. Ceiling rose, cornicing, picture rails, two boxed radiators and wash hand basin.

## Cloakroom

Obscure double glazed window to the side. WC, wash hand basin, timber wall panelling and tiled flooring.

## Therapy Room Two

Double glazed sash bay window to the side. Cornicing, picture rail, two fitted cupboards into alcoves and boxed radiator.

## Therapy Room Three

Two double glazed windows to the side elevation providing natural light. Coved ceiling and radiator.

## Staff Room

Double glazed window and PVC glazed door opening onto the rear garden. Coved ceiling and radiator.

## Kitchenette

Double glazed window to the side. Stainless steel sink and drainer with space and plumbing for a washing machine.

## Storage

Full length double glazed window with window over. Useful additional storage space.

## Cellar

Wooden stairs lead down to the cellar, providing a useful storage space with power, lighting and tiled flooring. Ideal for general household storage or keeping day to day items neatly tucked away.

## First Floor Landing

A spacious split level landing with staircase continuing to the upper floors, decorative balustrade, radiators and exposed timber floorboards. Rear loft access hatch.

## Lobby

Double glazed window to the side. Large built in storage cupboard with gas combination boiler and vinyl flooring.

## Cloakroom

Obscure double glazed window to the side. WC, wash hand basin, radiator and vinyl flooring with timber wall panelling.

## Living Room

Double glazed sash bay and a half window to the front with half rise fitted plantation shutters. Cornicing, picture rail, exposed timber flooring, two radiators and an attractive fireplace with timber surround and slate hearth housing an electric stove.

## Kitchen

Double glazed window to the rear with half rise fitted plantation shutters. original corniced ceiling, picture rail, radiator and a range of wall and base units with laminate work surfaces incorporating a composite one and a half bowl sink. Integrated gas hob with electric oven and grill, integrated dishwasher, plumbing for a washing machine, space for an American style fridge freezer and breakfast island with storage and space for seating. Vinyl flooring.

## Bathroom

Obscure double glazed window to the side. Walk in shower with glass splashback screen, WC, wash hand basin, vertical radiator, part tiled walls, tiled flooring and gas combination boiler.

## Dressing Room

Double glazed sash windows with central double glazed door opening onto the fire escape. High ceilings, cornicing, radiator and an attractive fireplace with marble surround, cast iron insert and tiled hearth. Archway leading to the bedroom.

## Bedroom One

Double glazed window to the side, coved ceiling and radiator.

## Second Floor Landing

Stairs rise to the top floor with timber balustrade and exposed floorboards. Double glazed window to the rear. Dado rail, radiator and fitted storage cupboard.

## Bedroom Two

Double glazed window to the rear. Exposed timber flooring and fitted wardrobes positioned either side of an original cast iron fireplace with slate hearth.

## Bedroom Three

Double glazed sash windows to the front. Exposed timber flooring, radiator and exposed brick chimney breast with slate hearth.

## Shower Room

Double glazed sash windows to the front. Part tiled walls with full height tiling to the walk in shower, WC, wash hand basin, heated towel rail and tiled flooring.

## Rear Garden

A generous landscaped rear garden with an extensive paved seating area

leading onto a lawn bordered by mature stone walls. A paved pathway runs the length of the garden to the rear where there is secure gated access via a roller door and off road parking for multiple vehicles. Former coal stores now provide useful external storage.

## Additional Information

Freehold. Council Tax Band G (Cardiff). EPC rating D.

## Disclaimer

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|---------------------------------------------|---------|-----------|
|                                             | 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 |         |           |
| England & Wales                             | 66      | 81        |
| EU Directive 2002/91/EC                     |         |           |



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02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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