

# Cathedral House

PONTCANNA, CF11 9FG

**GUIDE PRICE £325,000**

**Hern &  
Crabtree**





# CATHEDRAL HOUSE

An exceptional two-bedroom apartment with private parking, perfectly located in Pontcanna – where leafy streets meet city sophistication.

This substantial and well-appointed pad boasts far-reaching views over Bute Park, Sophia Gardens, the city skyline, and Pontcanna's charming Victorian rooftops from its elevated position.

A haven for foodies and creatives alike, the area is brimming with artisan coffee shops, stylish boutiques, independent galleries, and some of Cardiff's finest restaurants and bistros. It's a place where weekend markets, riverside walks, and a laid-back café culture blend seamlessly.

The accommodation in brief comprises: Entrance hall, an open-plan kitchen/living room ideal for entertaining or relaxing, two double bedrooms including a principal with ensuite, and a well-appointed main bathroom.



**834.00 sq ft**

#### Entrance Hall

Enter from the communal hallway. Wooden flooring. Video telecom. Radiator. Fitted storage cupboard. Utility cupboard with plumbing for washing machine and tumble dryer. Doors leading to:

#### Kitchen/Lounge/Diner

23'5" max x 14'7" max

Double glazed windows offering dual aspect views. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring electric hob with cooker hood over. Integrated oven. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Wooden flooring. Radiator.

#### Bedroom One

11'7" max x 9'9" max

Double glazed window. Radiator.

#### En Suite

7'7" max x 4'11" max

W/C and wash hand basin. Shower quadrant with fitted shower and glass sliding door. Part tiled walls. Tiled flooring. Extractor fan. Shaver point. Heated towel rail.

#### Bedroom Two

13'0" max x 9'1" max

Double glazed window. Radiator.

#### Bathroom

7'7" max x 6'1" max

W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Part tiled walls. Tiled flooring. Extractor fan. Shaver point. Heated towel rail.

#### Parking

Allocated parking space within a gated complex.

#### Tenure

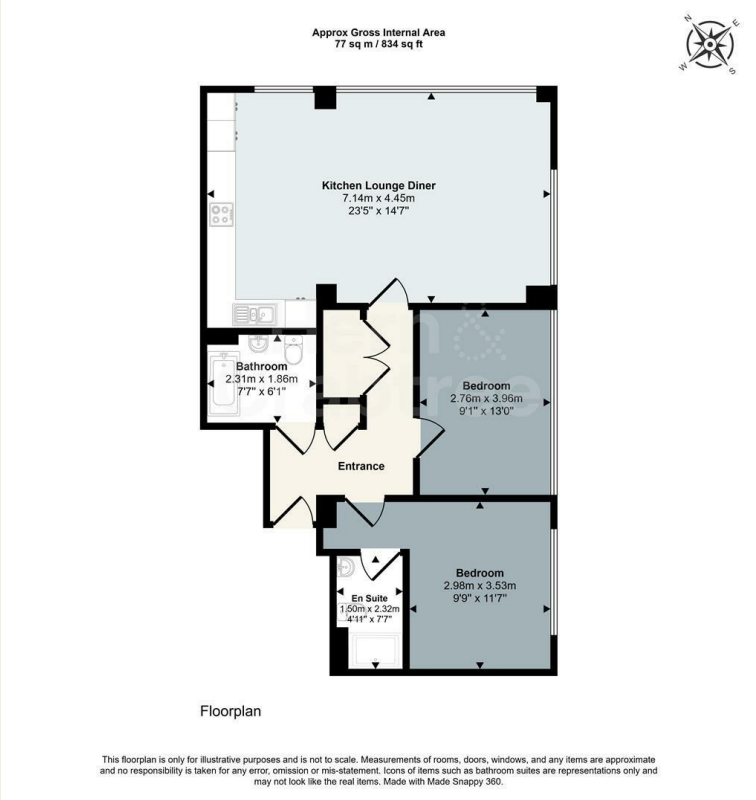
Share of freehold. 999 years from 2015 with 989 years remaining. £2,425.52 Annual service charge (£606.38 per Quarter).

#### Additional Information

Council Tax Band F (Cardiff) EPC rating B.



Good old-fashioned service with a modern way of thinking.



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

