Lower Cathedral Road

CARDIFF, CF11 6LT

GUIDE PRICE £195,000

Hern & Crabtree

Lower Cathedral Road

A well-presented one bedroom ground floor garden flat, offering generous accommodation and no onward chain.

Positioned along Lower Cathedral Road, this is a perfect spot for those looking to be within walking distance to the city centre & to Cardiff University.

Viewings of this property are highly recommended - this home combines character features with practical living spaces and a thoughtfully landscaped rear garden.

The interiors unfold with a quiet confidence, where natural light filters through shuttered windows to illuminate well-proportioned rooms, each space designed with a sense of balance and ease. The living room offers a calm retreat, centred around a marble fireplace, while the kitchen extends seamlessly towards the garden, creating a natural connection between inside and out.

To the rear, the landscaped garden has been carefully arranged to provide both structure and simplicity, offering a private outdoor setting suited to both quiet mornings and relaxed gatherings. Beneath the property, a substantial basement opens the door to further possibilities.

Lower Cathedral Road is positioned within easy reach of Pontcanna and the city centre. Independent cafés, restaurants and boutiques are within walking distance, along with the open green spaces of Bute Park and Sophia Gardens. The area is well served by public transport links and offers convenient access to Cardiff Central station, making it well suited for commuters. A selection of highly regarded schools are also nearby, adding to the appeal of this well-connected yet characterful neighbourhood.

Approx 1021.00 sq ft

Council Tax Band: C

Entrance Hall
Accessed via a communal hallway with an internal fire door leading into the private entrance hall. Finished with wooden flooring and recessed lighting, the space also benefits from useful under-stairs storage and provides access to all principal rooms.

Lounge
Double glazed windows to the front with fitted shutters allow for excellent natural light while maintaining privacy. The room features coved ceilings, wooden flooring and a radiator. A marble mantel and surround form an attractive focal point, incorporating an electric fire, and there is also a feature reminiscent of an original fireplace, adding charm and character.

Bedroom
Double glazed windows to the rear overlook the garden. The room includes coved ceilings, fitted wardrobes providing ample storage, and a radiator. A comfortable and well-proportioned double bedroom.

Kitchen
Double glazed windows to the rear and sliding patio doors to the side provide both light and direct access to the garden. The kitchen is fitted with a range of wall and base units complemented by granite work surfaces, with a stainless steel sink and drainer carved into the worktop. Integrated appliances include a four-ring induction hob, electric oven, microwave and dishwasher. Recessed lighting and a stone tiled floor complete the space.

Bathroom
An obscure double glazed window to the side allows for natural light while maintaining privacy. The bathroom is fully tiled, with a tiled floor and walls, and comprises a walk-in shower, WC, wash hand basin and a heated towel rail. A large backlit mirror enhances the sense of space. The combi boiler is also located here.

Basement
A substantial basement spanning the footprint of the property, with electricity and plumbing in place for a washing machine and tumble dryer.

Rear Garden
Directly accessed from the kitchen, the landscaped rear garden features a paved seating area leading up two steps to a level section laid with artificial lawn. The garden is enclosed with a combination of PVC fencing, low wall and timber fencing. External electricity points are installed.

Additional Information
Council Tax Band C (Cardiff). EPC rating TBC.

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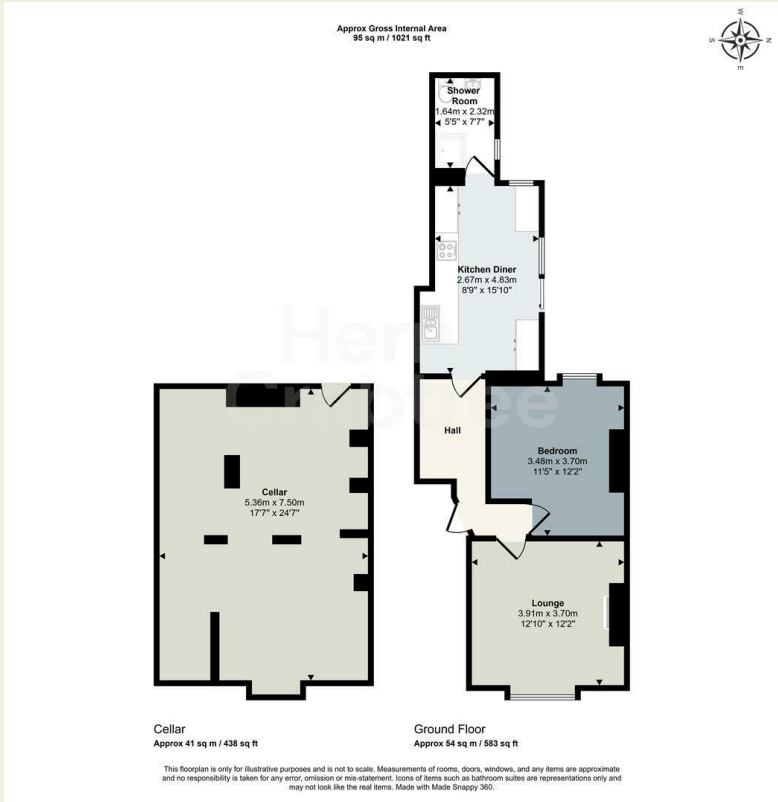

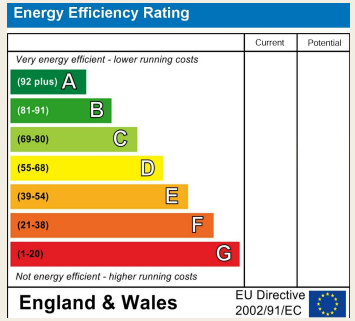

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