

Cathedral Road

PONTCANNA, CF11 9PN

GUIDE PRICE £850,000

Hern &
Crabtree



Cathedral Road

Sale Agreed By Hern & Crabtree

A substantial traditional bay fronted end of terrace, three storey family home situated on arguably the most sought after road in Cardiff.

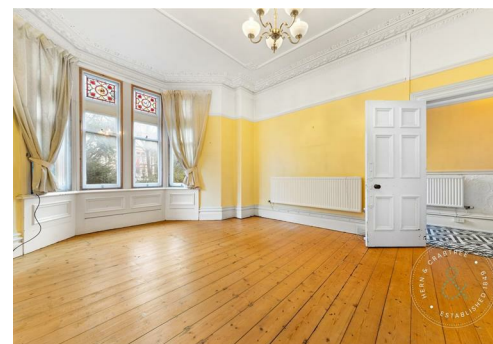
The property is perfectly placed for those hoping to be within easy reach of the wonderful array of amenities Pontcanna has to offer. Within a very short walk are cafes, bars and restaurants and boutique shops & the property is close to Sophia Gardens, Pontcanna fields and Bute Park. The city centre of Cardiff is easily accessible.

The property boasts many wonderful original features throughout including fireplaces, high ceilings and also comes with a garage for parking and a two storey coach house.

The accommodation in brief comprises; Reception hall, lounge, family room, dining room, kitchen, sun lounge and utility room with WC. Upstairs, and over two floors are seven bedrooms with a family bathroom and a guest en suite.

The coach house offers an open plan lounge/ kitchen, shower room and bedroom.

To arrange a viewing, please contact Hern & Crabtree



Approx 3868.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Mature shrubs and trees.

Entrance Hall

Enter via a traditional wooden glazed door to the front elevation with windows either side and above. Period cornicing. Ceiling Rose. Picture rail. Dado rail. Two radiators. Part tiled flooring and part stripped wooden flooring. Stairs rising up to the first floor. Stairs leading down to the basement.

Living Room

18'1" max x 14'4" max
Glazed sash bay window to the front elevation with stained glass over. Period cornicing. Ceiling Rose. Picture rail. Radiator. Stripped wooden flooring. Cast iron wood burning stove with tiled hearth and surround.

Sitting Room

14'8" max x 13'6" max
Glazed obscure door to the rear elevation with window over. Period cornicing. Picture rail. Radiator. Stripped wooden flooring. Cast iron wood burning stove with tiled hearth and surround.

Cloakroom

6'5" max x 5'4" max
Glazed obscure window to the side elevation. W/C and wash hand basin. Part tiled walls. Vinyl flooring. Fitted storage. Plumbing for washing machine.

Reception Room

12'7" max x 9'4" max
Glazed sash bay window to the side elevation. Cornicing. Picture rail. Radiator. Wooden flooring. Cast iron feature fireplace.

Dining Room

15'0" max x 12'9" max
Glazed obscure door to the side elevation with windows either side and over. Radiator. Tiled flooring.

Pantry

5'10" max x 3'4" max
Glazed obscure window to the side elevation. Fitted shelving.

Kitchen

12'8" max x 8'4" max
Glazed window to the side elevation. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven and grill. Stainless steel one and half bowl sink and drainer with mixer tap. Space for dishwasher. Laminate flooring.

Breakfast Room

12'8" max x 6'11" max
Glazed windows to the side and rear elevation. Glazed door to the side elevation. Glazed sliding doors leading to the rear garden. Glazed obscure skylight window. Laminate flooring.

Basement

13'9" max x 12'4" max
Stairs lead down from the entrance hall. Power and light.

First Floor Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Split level landing. Radiator. Stripped wooden flooring. Stairs rise up to the second floor.

Bedroom One

20'1" max x 18'9" max
Glazed bay and a half sash window to the front elevation. Coved ceiling. Picture rail. Cast iron feature fireplace with wooden mantelpiece. Stripped wooden flooring. Two radiators.

Bedroom Two

14'8" max x 13'4" max
Double glazed window to the rear elevation. Coved ceiling. Picture rail. Cast iron feature fireplace with wooden mantelpiece. Radiator.

Bedroom Three

13'0" max x 12'8" max
Double glazed window to the rear elevation. Coved ceiling. Picture rail. Cast iron feature fireplace with wooden mantelpiece. Wooden flooring. Radiator.

Bedroom Four

9'7" max x 9'5" max
Double glazed obscure window to the side elevation. Coved ceiling. Cast iron feature fireplace. Fitted storage cupboard. Radiator.

Bathroom

9'6" max x 6'9" max
Double glazed obscure window to the side elevation. W/C and wash hand basin. Roll top bathtub with mixer tap. Shower quadrant with electric shower. Part tiled walls. Vinyl flooring. Radiator. Electric wall heater. Shaver point.

Separate WC

Glazed obscure sash window to the side elevation. W/C. Wash hand basin with tiled splashback. Vinyl flooring.

Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Split level landing. Double glazed window to the rear elevation. Stripped wooden flooring. Fitted storage cupboard. Loft access hatch.

Bedroom Five

15'11" max x 12'11" max
Glazed sash windows to the front elevation. Cast iron feature fireplace with wooden mantelpiece.

Bedroom Six

14'7" max x 13'6" max
Double glazed window to the rear elevation. Cast iron feature fireplace with wooden mantelpiece.

En Suite

5'6" max x 4'11" max
W/C and wash hand basin. Bath with mixer tap. Part tiled walls. Vinyl flooring. Electric wall heater. Shaver point. Extractor fan.

Bedroom Seven

11'5" max x 6'6" max
Glazed sash window to the front elevation. Stripped wooden flooring.

Loft

21'7" max x 10'0" max
Access from the landing. Walk in loft storage space.

Garden

Enclosed rear garden. Grass lawn. Mature shrubs and trees. Side return. Pedestrian gate leading to the front aspect. Outside light.

Coach House

Access from the rear garden. Double glazed door.

Kitchenette

17'1" max x 8'0" max
Double glazed window. Wall and base unit with worktop over. Stainless steel one bowl sink and drainer with mixer tap. Space for appliances. Electric radiator. Wooden laminate flooring. Extractor fan. Stairs rise up to the first floor.

Shower Room

W/C and wash hand basin. Shower quadrant with electric shower. Part tiled walls. Tiled flooring.

Bedroom

14'2" max x 8'8" max
Double glazed skylight window. Double glazed window. Electric heater. Loft access hatch.

En Suite

W/C and wash hand basin.

Garage

Glazed door. Glazed window. Up and over roller door. Power. Light.

Council Tax Band: H

Additional Information

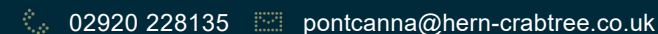
Freehold. Council Tax Band H (Cardiff). EPC rating D. The Coach House Council Tax Band D (Cardiff).

Disclaimer

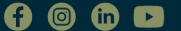
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**Hern &
Crabtree**

 hern-crabtree.co.uk

87 Pontcanna Street, Pontcanna, Cardiff, CF11



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		56	77
England & Wales		EU Directive 2002/91/EC	