

# Cathedral Road

PONTCANNA, CARDIFF, CF11 9PN

GUIDE PRICE £300,000

Hern &  
Crabtree



# Cathedral Road

Stunning apartment with parking situated on Cathedral Road, Pontcanna!

Set within a handsome period building on tree-lined Cathedral Road, this light and spacious two-bedroom apartment occupies the first-floor front position and offers a blend of classic charm and stylish finish. Featuring high ceilings, sash bay windows and character details throughout, the apartment has been thoughtfully presented with a soft neutral palette and pops of colour, making it a welcoming and elegant city home.

The accommodation includes two well-sized bedrooms, a beautifully proportioned lounge and dining space with feature fireplace, a modern fitted kitchen with integrated appliances and quartz worktops, and a stylish bathroom. The apartment also benefits from a spacious loft with pull-down ladder offering additional storage, as well as vertical radiators and attractive period features throughout.

Further enhancing its appeal, the property includes secure off-road parking — a rare and valuable asset in this sought-after area.

Located in the heart of Pontcanna, just a short stroll from the boutique shops, coffee houses and restaurants along Pontcanna Street and Cathedral Road. Chapter Arts Centre, Llandaff Fields, Sophia Gardens and the Taff Trail are all nearby, while Cardiff city centre and Central Station are within walking distance. This apartment is ideal for first-time buyers, downsizers or those looking for a well-placed second home.



# 825.00 sq ft

## Communal Entrance

A well maintained communal entrance with original tiled flooring. Staircase rising to the first floor.

## Entrance Hall

The private hallway is a short split-level, with corridors leading to both the front and rear of the apartment. A feature obscure glazed window brings natural light into the main entrance area, which also includes coved ceilings, fitted bookshelves, and a couple of steps leading to the front section of the flat. Two feature radiators are positioned in the front and rear corridors.

## Front Corridor

Doors to Lounge / Dining Room and Bedroom One.

## Lounge / Dining Room

A characterful reception space with wooden sash bay windows to the front, detailed period ceiling rose, cornicing and picture rail. Additional highlights include a cast iron fireplace with slate mantel and tiled hearth, two vertical radiators, fitted bookshelves to both alcoves, and a built-in storage cupboard.

## Bedroom One

Wooden glazed window to rear aspect, coved ceiling, picture rail and vertical radiator.

## Rear Corridor

## Bathroom

Fitted with a bath and plumbed shower over, glass screen, WC, wash hand basin with vanity cupboard, mirrored wall unit, part tiled walls and tiled flooring. A heated towel rail and obscure glazed window to the side complete the space.

## Kitchen

Well-fitted with a range of wall and base units, quartz worktops, and a stainless steel sink with mixer tap and draining grooves cut into the surface. Integrated appliances include a slimline Bosch dishwasher, Bosch washing machine, integrated fridge freezer, Neff oven and Neff four-ring induction hob with cooker hood above. The kitchen also houses the concealed Worcester gas combination boiler. Finished with tiled flooring and spot lighting, and a double-glazed wooden window to the side.

## Bedroom Two

Located off the rear corridor, this bedroom includes a wooden double-glazed window to the side, vertical radiator, coved ceiling and a large loft hatch with pull-down ladder providing access to additional storage space.

## Parking

Parking space in a secure rear car park.

## Tenure

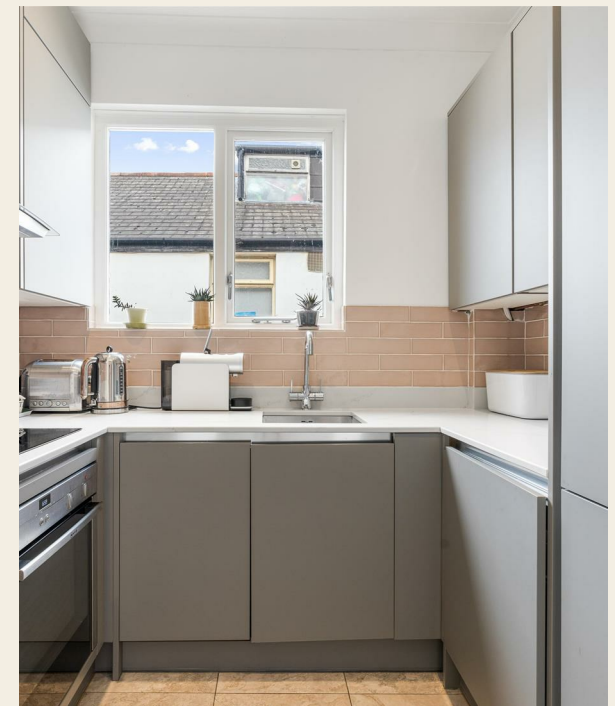
Leasehold with a share of the Freehold.  
963 years remaining on the lease.

Approx. £2400 service charge per annum.

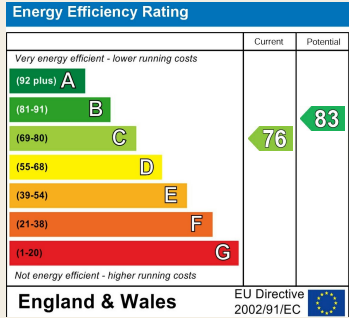
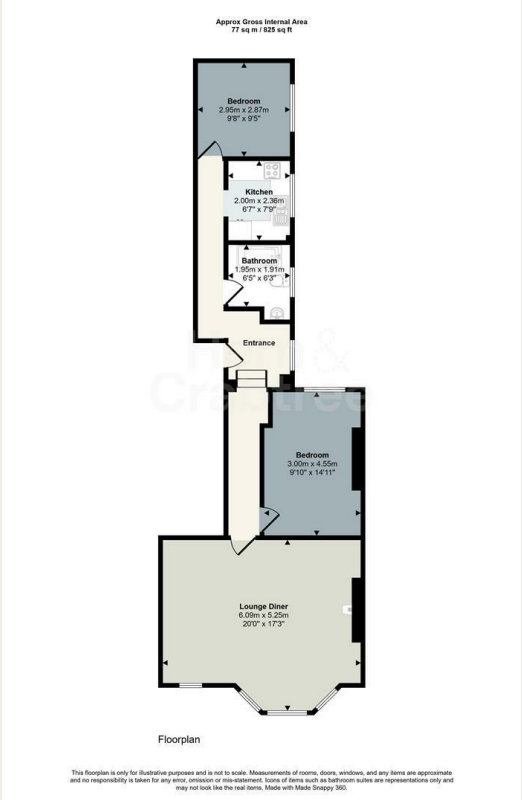
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