

Magnolia House, 129 Cathedral Road

CARDIFF, CF11 9QH

GUIDE PRICE £275,000

**Hern &
Crabtree**



Magnolia House

A beautifully presented one-bedroom apartment offering a blend of classic charm and contemporary living. Situated on the first floor of an elegant period property, this bright and airy home is ideally suited for first-time buyers, professionals, or those seeking a refined pied-à-terre in one of Cardiff's most prestigious postcodes.

From the moment you step through the communal hallway, the apartment sets the tone with its high ceilings, ornate coved detailing and an eye-catching ceiling rose that lends a timeless elegance to the living space. A large sash bay window floods the lounge-diner with natural light, enhancing the generous proportions and creating an inviting space to relax or entertain.

An open archway leads seamlessly into the well-appointed kitchen, fitted with classic shaker-style units and modern appliances—perfectly combining style with practicality.

The bedroom is equally well-proportioned, featuring a sash window and built-in wardrobes that offer ample storage without compromising on space or character. Completing the property is a sleek, modern bathroom with a freestanding shower and contemporary vanity unit.

Allocated and secure parking to the rear.

Bright, stylish and wonderfully located, this apartment is just a short stroll from the independent cafés, boutiques and green open spaces that define Pontcanna living. With excellent transport links into the city centre and beyond.



552.00 sq ft

Entrance

Enter from the communal hallway. Wooden parquet flooring. Telecom. Fitted cupboard with concealed electric combi boiler and plumbing for washing machine.

Lounge/Diner

Double glazed sash bay window to the front elevation. Coved ceiling. Ceiling rose. Wooden parquet flooring. Two radiators. Fitted storage cupboards. Archway to the kitchen.

Kitchen

Double glazed sash window to the front elevation. Wall and base units with worktops over. One and half bowl composite sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Integrated fridge freezer. Breakfast bar. Wooden parquet flooring. Archway to the lounge/diner.

Bedroom

Double glazed sash window to the rear elevation. Coved ceiling. Wall panelling. Radiator. Fitted wardrobes.

Bathroom

W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower over and glass sliding door. Part tiled walls. Vinyl flooring. Extractor fan. Heated towel rail.

Parking

One allocated secure parking space to the rear.

Additional Information

Share of the freehold. 150 years from 2007 with 132 years remaining. £1,791.00 Annual service & maintenance charges. Council Tax Band E (Cardiff). EPC rating C.

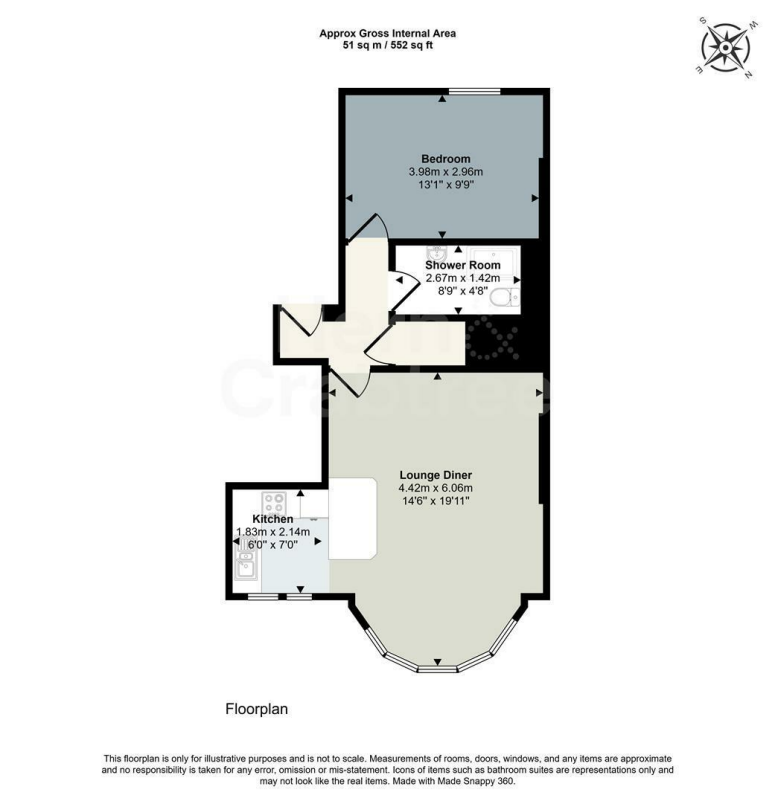
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	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		
	71	80
England & Wales		EU Directive 2002/91/EC

