

Cathedral Road

PONTCANNA, CARDIFF, CF11 9LQ

£210,000

Hern &
Crabtree



Cathedral Road

A superb opportunity to acquire a brand new, privately accessed ground floor maisonette fully renovated & offering high specification features throughout and situated on one of the highest regarded roads in Cardiff.

This is an exciting development of one of eight luxury apartments in this well-established and highly-regarded conversion.

This well-appointed pad boasts easy access to the city centre and is within a stone's throw of a huge range of amenities and attractions that Pontcanna has to offer.

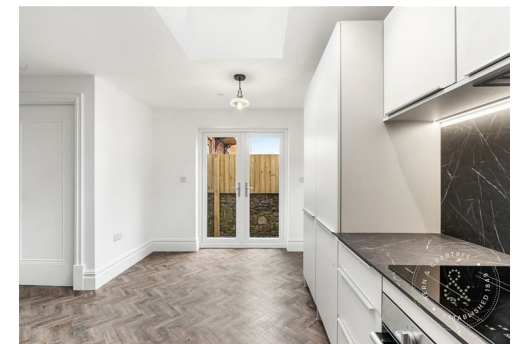
On your doorstep are some great green spaces with Bute Park, Sophia Gardens, Pontcanna Fields and Thompson's Park. There are trendy bars, restaurants, coffee shops all within easy reach and for commuters, Cardiff Central train station is close by.

This beautiful maisonette is flooded with light from the roof lantern window and is a perfect example of what open-plan living should be, with an open plan sitting area and with a brand new modern kitchen complete with washer/ dryer, dishwasher, oven & hobs and integrated fridge freezer.

The king-size bedroom, is of good size and offers a stylish double wardrobe, off set to the access point to the bedroom. The luxury tiled bathroom with walk-in shower is contemporary in design.

These apartments seamlessly blend luxury, heritage and modern sustainability, making them ideal for individuals who value all-electric living and high end finishes.

To arrange a viewing, please contact Hern & Crabtree today!



374.00 sq ft

Entrance

Accessed via a secure private walkway and external entrance door with a secure video door access system and wired gate release. Door leading to:

Open plan Kitchen/Lounge/Diner

Open plan kitchen, lounge and diner. Double glazed windows. Kitchen is laid with wall and base units with worktops over. Integrated one bowl sink with mixer tap. Integrated four ring electric hob with cooker hood over. Integrated fridge freezer. Integrated slimline dishwasher. Integrated washer dryer. Concealed water tank.

Kitchen specification & details

- Fully integrated, custom-designed by Symphony Kitchens (UK).
- Worktops & Splashbacks: Stratus black marble-effect extra-durable compact laminate.
- Appliances: Hotpoint full appliance suite (electric hob, oven, dishwasher, washer-dryer, fridge-freezer, cooker hood).
- Fixtures: Composite granite anthracite sink and Deva by Methven taps (New Zealand).

King-size Bedroom

- Large double-glazed tilt & turn window.
- Industville pendant and bedside lighting.
- Bespoke fitted double wardrobes.

Shower room

W/C and wash hand basin. Shower with glass splashback screen. Light up mirror. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Shaver point.

Further details

- High-class tiling throughout, with ceramics sourced from Italy & Spain.
- Features: LED mirror, large walk-in rainfall shower, heated towel rail, and Methven branded fittings.
- High-spec humidity-detecting extractor fan with an option for silent background operation.

Tenure

Share of the freehold. 999-year lease upon completion.

Electrics & Internet

- Fully electric operation with individual smart meter located in the main building communal hallway.
- Sockets & Switches: German-engineered Hager fittings and matt black kitchen sockets.
- Lighting: Designer fixtures by Industville.

- Super high-speed full-fibre broadband wired to each home (Openreach-compatible).

Fire Safety & Security

- Comprehensive fire safety systems: sprinklers, alarms, and smoke/heat detectors.
- Communal smoke vent and video entry system by ESP.

General Information

- Victorian-inspired skirting, architraves, and carpentry throughout.
- Flooring: Camaro herringbone luxury vinyl tiles.
- Heating: Premium electric wall heaters with individual thermostats and optional Wi-Fi control.
- Water System: Gledhill 120L+ hot water cylinders.
- Retained original Victorian tiles in communal areas.

CAD

Where we have used computer aided designed images (CAD), these are purely for illustration purposes and are not always to scale. We would recommend that potential buyers check measurements of rooms and furniture before exchange of contracts. Hern and Crabtree cannot take any responsibility if CAD images misrepresent true sizes. CAD images are intended for visual effect only.

Tenure

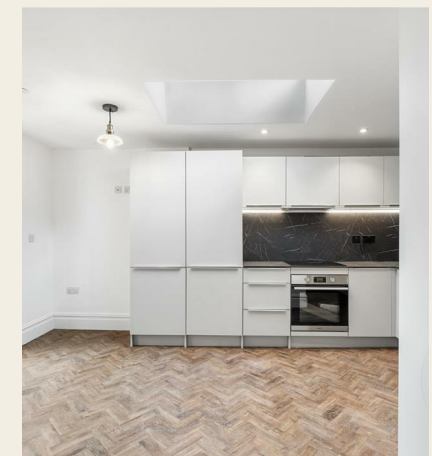
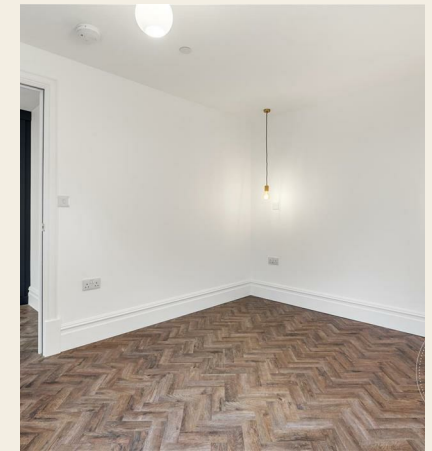
Share of the freehold upon completion. 150 year lease.

Additional Information

Council tax band TBC (Cardiff). EPC rating C.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and photos may be used for informational purposes only and do not constitute any services, warranties, or guarantees. Opinions expressed are based on our experience and not on a formal survey. If a formal survey exists, we do not warrant its accuracy. Under Code of Practice (price) is a market appraisal and market condition. Prices set by vendor and market condition. Prices set by vendor and Crabtree will not be responsible for any arising from sales without our written decisions. By pursuing this offer, you agree to read and understand the terms and conditions of sale.



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

Approx Gross Internal Area
35 sq m / 374 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
	72	80
England & Wales		EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.