Magnolia House, 129 Cathedral Road

PONTCANNA, CF11 9QH

GUIDE PRICE £275,000

Hern & Crabtree



Magnolia House

A beautifully presented and spacious one-bedroom apartment with secure parking - 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/ Dining room
A light and spacious, open plan reception room, featuring high ceilings and sash bay window to the front elevation. Coved ceiling. Ceiling rose. Wooden parquet flooring. Two column style radiators. Fitted storage cupboards. Built in storage cupboard of good size. Archway to the kitchen.

Kitchen
Double glazed sash window to the front elevation. Wall and base units with worktops over. One and half bowl sink and drainer with mixer tap above. 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 double wardrobes offering generous storage facilities.

Bathroom
A modern three piece suite comprising: walk in shower cubicle with mains pressure shower, W/C and wash hand basin set into vanity unit with storage beneath. Part tiled walls. Vinyl flooring. Extractor fan. Heated towel rail.

Parking
One allocated secure parking space to the rear.

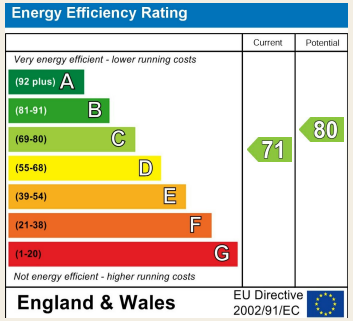
Additional Information
Share of the freehold. 150 years from 2007 with 132 years remaining. £1,791.00 Annual service & maintenance charges. Council Tax Band E (Cardiff). EPC rating C.

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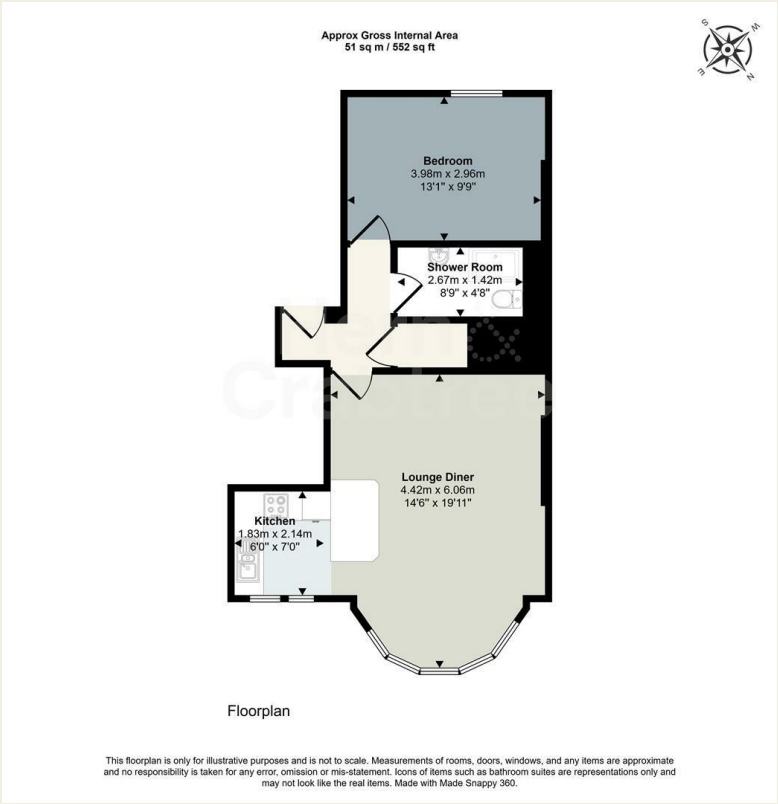


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