

Cathedral Road

CARDIFF, CF11 9PN

GUIDE PRICE £350,000

Hern &
Crabtree



Cathedral Road

A beautifully presented two-bedroom duplex apartment with parking - set within a characterful Victorian building in a highly sought-after location.

This elegant ground and lower ground floor apartment, thoughtfully arranged over two levels and brimming with natural light. Stepping into the home, you're immediately greeted by timeless period features — delicate coved ceilings, a classic ceiling rose, and tall sash-style windows that flood the space with light, giving the living areas a graceful, airy feel.

The main living room is a charming space for relaxing or entertaining, with proportions that reflect the building's original grandeur. The kitchen/diner offers both functionality and flair. A spacious double bedroom with a sleek en suite sits alongside a second well-sized bedroom and a modern bathroom, all finished to an impeccable standard. Downstairs, the lower ground floor reveals a versatile sitting room — ideal as a quiet retreat, a home office, or an additional entertaining space — thoughtfully designed to feel just as inviting as the upper levels. Outside, there's the added benefit of one allocated parking space to the rear — a rare convenience in such a well-connected setting.

You're moments from excellent transport links, highly regarded local schools, and a thriving community atmosphere. From boutique shops to vibrant weekend markets, the area is as full of character as the home itself — a perfect match for those who value location as much as lifestyle.



1093.00 sq ft

Hallway

Enter from the communal hallway. Coved ceiling. Dado rail. Part tiled flooring and part wooden flooring. Radiator.

Living Room

16'8" max x 13'8" max

Glazed bay sash window with stained glass to the front elevation. Coved ceiling. Ceiling rose. Picture rail. Cast iron feature fireplace with wooden mantelpiece and stone hearth. Two radiators.

Kitchen/Diner

10'8" max x 10'6" max

Glazed bay window to the side elevation. Double glazed door leading to the rear. Coved ceiling. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with stainless steel splashback and cooker hood over. Integrated oven. Space for full length dishwasher. Space for fridge freezer. Plumbing for washing machine. Gas combination boiler. Vinyl flooring. Radiator.

Bedroom One

13'11" max x 12'6" max

Wooden glazed doors offering natural light. Coved ceiling. Ceiling rose. Picture rail. Radiator.

En Suite

5'10" max x 5'7" max

Wooden glazed obscured window to the rear elevation. W/C and wash hand basin. Vanity cupboard. Shower quadrant with fitted shower and glass door. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bathroom

6'10" max x 5'10" max

Wooden glazed obscured window to the side elevation with fitted plantation shutters. Coved ceiling. W/C and wash hand basin. L-shaped bath with central mixer taps, fitted shower and glass splashback screen. Part panel walls. Vinyl flooring. Heated towel rail. Extractor fan.

Landing

Stairs lead down from the hallway. Wooden handrail. Understairs storage alcove.

Sitting Room

11'9" max x 11'1" max

Glazed window. Radiator.

Parking

One allocated parking space.

Tenure

Share of the freehold. 999 years from 1989 with 963 years remaining. Service and maintenance charges £2,177 per annum.

Additional Information

Council Tax Band E (Cardiff). EPC rating C

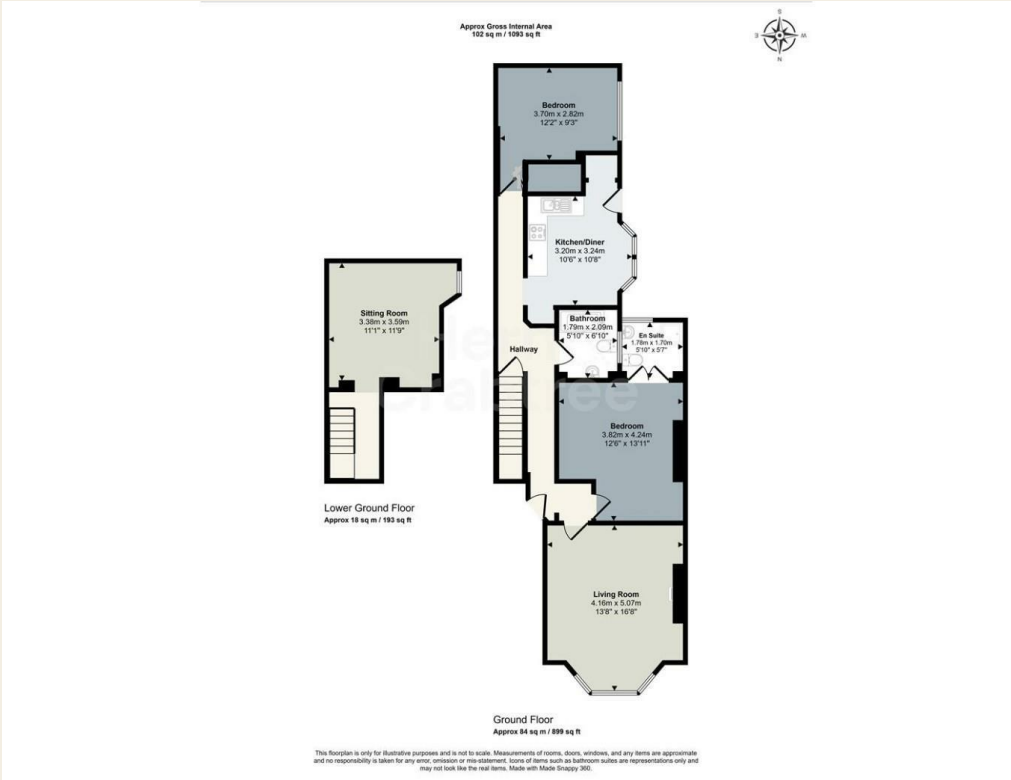
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
		EU Directive 2002/91/EC



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