

Cathedral Road

CARDIFF, CF11 9LN

GUIDE PRICE £900,000

Hern &
Crabtree



Cathedral Road

Positioned along the leafy elegance of Cathedral Road, this substantial Victorian residence captures the essence of Pontcanna living - combining timeless architectural charm with versatile contemporary space in one of Cardiff's most coveted addresses.

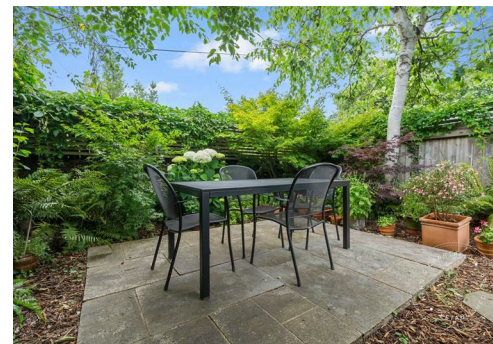
Arranged across three expansive floors, the property offers exceptional flexibility, featuring four well-proportioned bedrooms, two stylish bathrooms, a series of inviting reception spaces and a fully tanked lower-ground floor that lends itself perfectly to a home gym, creative studio, cinema room or relaxed family retreat.

From the moment you step inside, the home's period pedigree is unmistakable. High ceilings, intricate cornicing, sash windows and original fireplaces create a sense of grandeur throughout, while the flowing layout balances character with practicality. The elegant entrance hall leads through to a striking bay-fronted reception room and a beautifully designed kitchen with direct access to a private courtyard garden - ideal for entertaining or quiet evenings outdoors.

The upper floors continue to impress, with generous bedroom accommodation and thoughtfully updated bathrooms finished to a high standard.

To the rear, the landscaped garden offers a secluded outdoor sanctuary, complete with the significant advantage of two secure off-road parking spaces - an increasingly rare feature within Pontcanna.

Few locations in Cardiff rival the lifestyle offered by Pontcanna. Celebrated for its tree-lined streets, independent cafés, acclaimed restaurants and artisan bakeries, the area has become synonymous with stylish city living. Bute Park and Sophia Gardens are moments away, while Cardiff city centre and Cardiff Central Station are both within easy reach. Excellent road connections via the A48 and M4 further enhance the property's appeal for commuters and families alike.



Approx 2521.00 sq ft

Front

Storm porch with tiled sidings and flooring.

Hallway

Enter via a traditional wooden stained glass door to the front elevation with windows to the side and above. Coved ceiling. Picture rail. Dado rail. Two radiators. Tiled flooring. Door to the lower ground floor. Stairs rise up to the first floor.

Living Room

21'0" max x 15'2" max

Glazed bay sash window to the front elevation with stained glass. Coved ceiling. Picture rail. Ceiling rose. Cast iron feature fireplace with wooden mantelpiece and tiled hearth. Tiled flooring. Radiator. Squared off archway to the kitchen/diner.

Kitchen/Diner

15'3" max x 14'1" max

Wooden glazed French doors leading to the rear courtyard. Coved ceiling. Picture rail. Wall and base units with quartz worktops over. One bowl sink with pull out mixer tap. Integrated five ring induction hob with tiled splashback and cooker hood over. Integrated double oven. Integrated full length dishwasher. Integrated fridge freezer. Wine rack. Tiled flooring. Radiator.

Cloakroom

Double glazed obscure window to the side elevation. W/C and wash hand basin with tiled splashback. Plumbing for washing machine. Space for condenser tumble dryer. Vinyl flooring. Radiator.

Garden

Paved patio. Outside light. Side return offering access to the front aspect. Access to the rear communal parking.

Lower Ground Floor Hallway

Stairs rise down from the hallway. Vinyl flooring.

Basement Room

13'7" max x 10'0" max

Worcester gas combination boiler. Vinyl flooring. Radiator.

Storage Room

Vinyl flooring. Radiator.

First Floor Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Split level landing. Dado rail. Picture rail. Radiator. Stairs rising to the second floor.

Bedroom One

21'9" max x 20'10" max

Double glazed bay and half sash window to the front elevation. Coved ceiling. Picture rail. Ceiling rose. Cast iron feature fireplace with wooden mantelpiece and stone hearth. Two radiators. Currently being used as a sitting room.

Bedroom Two

15'7" max x 13'9" max

Double glazed window to the rear elevation. Coved ceiling. Picture rail. Ceiling rose. Cast iron feature fireplace with wooden mantelpiece and stone hearth. Radiator.

Toilet

Double glazed obscure window to the side elevation. W/C and wash hand basin with tiled splashback. Vinyl flooring. Radiator.

Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Matching bannister. Split level landing. Double glazed window. Ceiling rose. Dado rail. Radiator. Fitted storage cupboard. Loft access hatch.

Bedroom Three

15'7" max x 13'10" max

Double glazed window to the rear elevation. Picture rail. Ceiling rose. Cast iron feature fireplace with tiled hearth. Radiator.

Bedroom Four

15'11" max x 12'5" max

Double glazed sash window to the front elevation. Picture rail. Cast iron feature fireplace with stone hearth. Radiator.

Shower Room

Glazed obscure sash window to the front elevation. Twin sink with vanity cupboard. Japanese W/C. Walk in shower with glass splashback screen. Part tiled walls. Tiled flooring. Extractor fan. Two heated towel rail and radiators.

Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. P-shaped bath with electric shower over and glass splashback screen. Part tiled walls. Vinyl flooring. Heated towel rail. Extractor fan. Rear loft access hatch.

Parking

Two designated parking spaces within the communal rear parking accessed via the rear lane. Residents contribute towards the gate servicing.

Council Tax Band: G

Additional Information

Freehold. Council Tax Band G (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	69	80
EU Directive 2002/91/EC		



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