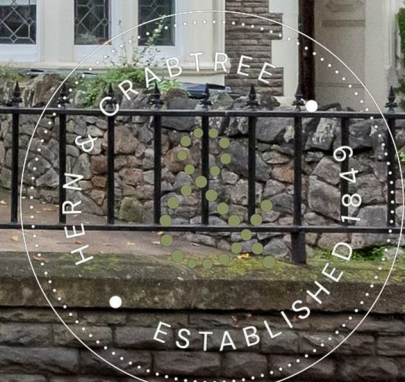


# Cathedral Road

PONTCANNA, CF11 9LL

GUIDE PRICE £1,100,000

Hern &  
Crabtree



# Cathedral Road

Set across four impressive storeys on the prestigious Cathedral Road, this striking seven-bedroom semi-detached residence effortlessly blends period grandeur with versatile modern living.

Beyond the entrance, the home immediately impresses with its exceptional proportions and abundance of natural light. Elegant bay windows, soaring ceilings and a wealth of retained original features combine to create interiors rich in character and warmth. Five beautifully appointed reception rooms offer remarkable versatility, perfectly suited to both formal entertaining and relaxed day-to-day family life.

Arranged over the upper floors are seven substantial bedrooms, providing ample accommodation for growing families, guests or flexible working arrangements. Three stylishly presented bathrooms have been thoughtfully designed to balance contemporary comfort with the home's timeless appeal.

Positioned on one of Cardiff's most distinguished residential roads, the property enjoys immediate access to more than 130 acres of picturesque Grade II-listed parkland leading towards Cardiff Castle. From scenic walks along the Taff Trail to international cricket at the Sophia Gardens Cricket Ground, the location offers an outstanding lifestyle in the heart of the city.

Rarely do homes of this scale, elegance and setting become available on Cathedral Road. Combining handsome period architecture, expansive accommodation and an exceptional address, this is a residence of enduring quality and distinction.



# 4457.00 sq ft

## Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Storm porch.

## Hallway

Enter via a tradition wooden glazed door to the front elevation with windows to the side and over. Coved ceiling. Ceiling rose. Dado rail. Two radiators. Stairs rising up to the first floor.

## Reception Room

Double glazed bay sash window to the front elevation with stained glass windows over. Coved ceiling. Ceiling rose. Electric fire with stone mantelpiece. Radiator. Double doors leading to the living room.

## Living Room

Double glazed French doors to the rear elevation with window over. Coved ceiling. Ceiling rose. Radiator. Double doors leading to the reception room.

## Shower Room

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity unit. Double shower quadrant with fitted shower over and glass splashback screen. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Sitting Room

Double glazed bay window to the side elevation. Fitted storage cupboard. Wooden laminate flooring. Radiator.

## Kitchen

Double glazed window to the side elevation. Wall and base units with marble worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated five ring gas hob with cooker hood over. Space for American style fridge freezer. Integrated double oven. Integrated dishwasher. Breakfast seating. Tiled flooring. Radiator. Squared off archway to the dining room.

## Dining Room

Tiled flooring. Radiator. Rear loft access hatch. Storage alcove with concealed gas combination boiler. Squared off archway to the kitchen. Double doors to the conservatory.

## Conservatory

Double glazed French door leading to the rear garden. Double glazed windows. PVC roof. Tiled flooring. Two radiators.

## Utility

Double glazed window to the side and rear elevation. Base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for tumble dryer. Space for further appliances. Vinyl flooring. Extractor fan.

## Basement

Stairs lead down from the hallway. Power and light. Radiator.

## Landing

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

## Bedroom One

Double glazed bay and half sash windows to the front with stained glass windows over. Coved ceiling. Radiator. Fitted overbed storage and wardrobes.

## Bedroom Two

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

## Bedroom Three

Double glazed bay window to the rear elevation. Fitted overbed storage and wardrobes. Radiator. Rear loft access hatch.

## Bedroom Four

Double glazed window to the side elevation. Fitted storage cupboard with concealed gas combination boiler. Further fitted storage cupboard. Radiator.

## Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity unit. Jacuzzi bath. Shower quadrant with fitted shower over and glass sliding doors. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Matching bannister. Split level landing. Dado rail. Double glazed window to the rear elevation. Fitted storage cupboard. Stairs rising up to the loft.

## Bedroom Five

Double glazed sash windows to the front elevation. Two radiators.

## Bedroom Six

Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

## Bedroom Seven

Double glazed window to the side elevation. Radiator.

## Shower Room

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower quadrant with fitted shower over and glass sliding doors. Fitted storage. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Loft

Stairs rise up from the second floor landing. Double glazed skylight windows. Storage into eaves. Two radiators.

## Garden

Enclosed rear garden. Paved patio. Grass lawn. Outside light. Cold water tap. Side return. Pedestrian gate leading to the front aspect.

## Garage

Double glazed window. Power and light. Up and over roller garage door. Carport. Access to the rear lane.

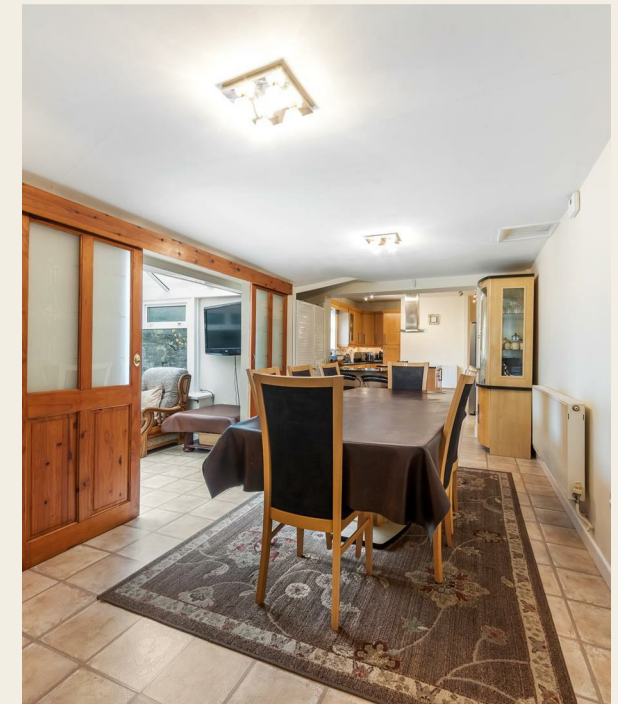
## Additional Information

Freehold. Council Tax Band H (Cardiff). EPC rating D.

## Disclaimer

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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	61	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

