

Cathedral Road,
Pontcanna,
Cardiff, CF11 9LL



Estate Agents and
Chartered Surveyors

Offers In Region Of

£425,000



Maisonette

3

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Property Description

BEAUTIFULLY PRESENTED, THREE BEDROOM MAISONETTE WITH TWO PARKING SPACES MGY are delighted to bring to market this immaculately presented three bedroom maisonette in the highly sought after area of Pontcanna. The accommodation briefly comprises living room, downstairs shower room, spacious kitchen with access to private rear garden, three bedrooms and bathroom. The property also benefits from having two parking spaces to the rear.
SHARE OF THE FREEHOLD

Tenure Share of Freehold

Council Tax Band F

Floor Area Approx 971 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The affluent suburb of Pontcanna has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times and the prestigious Cathedral Road is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large

Welsh language speaking population. Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite and the area was formerly home to the Welsh studios of HTV and S4C's headquarters. Located on the edge of the City Centre, Pontcanna gives easy access to the town centre as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, just across the road from the subject property. The Principality Stadium is also a short distance.

ENTRANCE HALL

Entered via wooden panelled door from communal hallway. Wall mounted phone intercom system. Wooden laminate flooring. Coving. Pendant light fitting. Radiator. Stairs to first floor. Doors to living room and downstairs bathroom.

LIVING ROOM

16' 8" x 10' 2" (5.10m x 3.10m)
Entered via wooden panelled door from entrance hallway. Large sash bay window to side aspect. Carpet. Pendant light fitting. Coving. Fitted glass front storage cupboards. Feature brick closed fireplace with tiled base. Radiator. PowerPoints and TV point.

KITCHEN

15' 6" x 13' 1" (4.74m x 4.00m)
Entered via wooden panelled door from entrance hallway. Sash window to side aspect. Tiled flooring. Partly tiled walls. Fitted wall, base and drawer units with contrasting worktops incorporating stainless steel sink unit with hot and cold mixer tap over. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Integrated electric oven and electric hob with extractor above and tiled splashbacks. Integrated storage cupboard housing boiler. uPVC composite door leading to private rear garden. Pendant light fitting. Radiator. PowerPoints.

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SHOWER ROOM

6' 9" x 4' 5" (2.08m x 1.36m)

White suite comprising: low level WC with concealed cistern, walk in mains shower and wall mounted wash hand basin with mixer tap over and vanity mirror above. Partly tiled walls. Pebble tiled flooring. Pendant light fitting. Extractor. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Loft hatch access boarded and insulated. Carpet. Pendant light fitting. Coving. PowerPoints. Doors to all rooms.

BEDROOM ONE

13' 2" x 9' 4" (4.03m x 2.87m)

Double glazed bay window to rear aspect. Double bedroom. Carpet. Coving. Radiator. PowerPoints.

BEDROOM TWO

13' 2" x 10' 10" (4.02m x 3.3m)

Window to side aspect. Double bedroom. Carpet. Coving. Radiator. PowerPoints.

BEDROOM THREE

10' 6" x 6' 9" (3.21m x 2.06m)

Sash window to side aspect. Double bedroom. Built in storage cupboards. Carpet. Coving. Radiator. PowerPoints.

BATHROOM

9' 10" x 5' 9" (3.01m x 1.77m)

White suite comprising: low level WC, pedestal wash hand basin with hot and cold tap and panelled bath with hot and cold mixer tap over plus shower fitting. Tiled flooring. Partly tiled walls. Pendant light fitting. Built in storage cupboards. Extractor. Radiator.

OUTSIDE

Delightful private garden. Paved with wooden boundary fence and wall to boundary. PowerPoints. Outdoor lighting. Side gated access to rear parking.

PARKING

Two off road parking spaces to the rear.

TENURE

MGY are advised that the property will be sold with a share of the freehold which is £75 monthly.

25% ownership of land out the back shared with others in the building

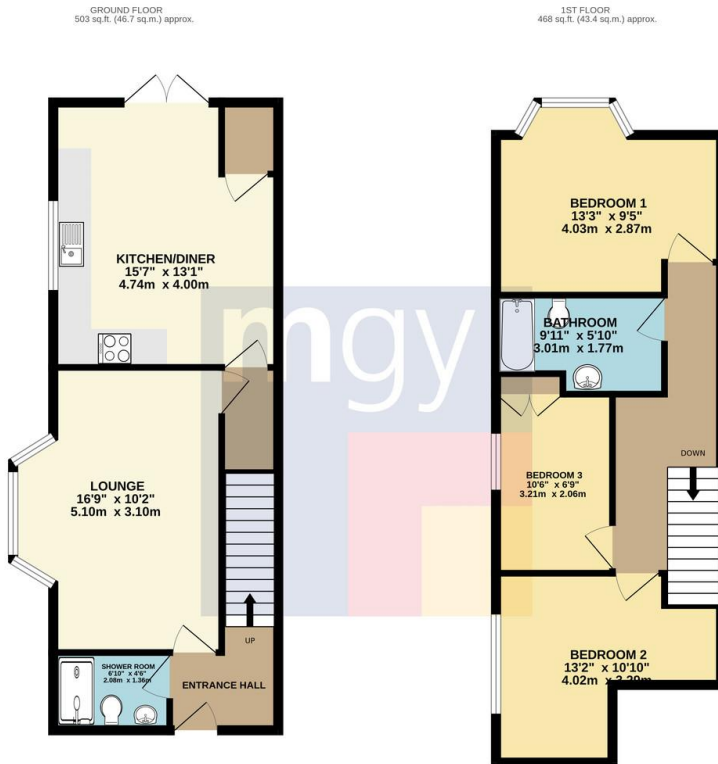
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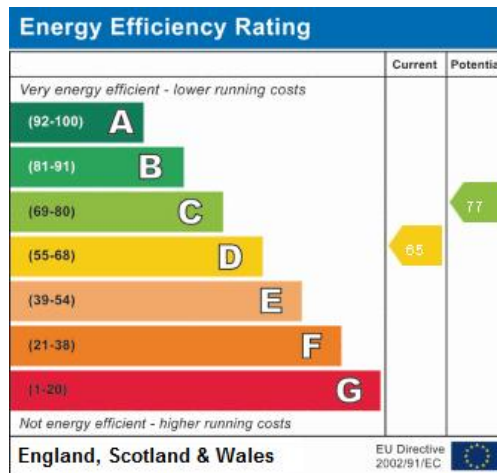
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TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 1/2023



Pontcanna 02920 397152

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