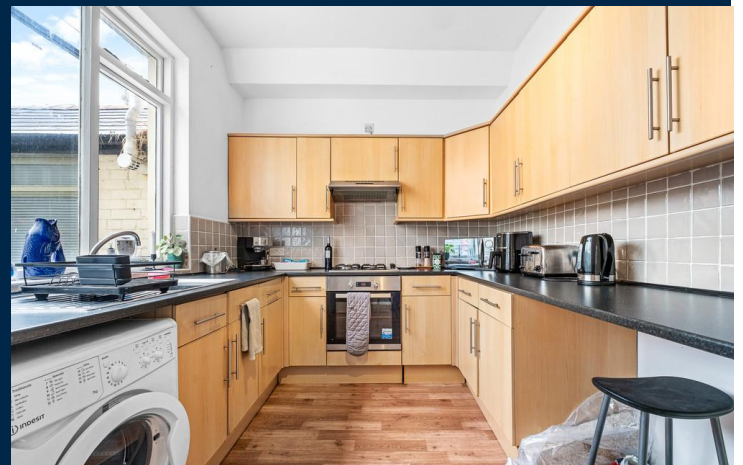




CATHEDRAL ROAD
PONTCANNA
CARDIFF CF11 9JB

ASKING PRICE OF
£825,000



END TERRACED HOUSE



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****NO CHAIN* *GREAT INVESTMENT OPPORTUNITY**** MGY are delighted to bring to market this excellent investment opportunity, which has been converted into four, studio, one and two bedroom apartments. The apartments have a gas central heating system and the ground floor apartment at the rear has an excellent sized private rear garden and courtyard. There is a potential combined rental income of £42,780 per annum. EPC's are between C, D & E for all flats. *Viewing highly advised to avoid disappointment*

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.

TENURE: FREEHOLD

COUNCIL TAX BAND: C, D & E

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

GROUND FLOOR FLAT ONE

Ground floor, two bedroom apartment. Entrance from communal hallway, tiled flooring, radiator, high ceilings with picture rail and coving. Doors to all rooms including basement and side access to the property. Lounge/Dining Room consists of carpeted flooring, high ceilings with picture rail and coving. Obscure sash window to side aspect. Double doors leading to private rear garden and a second door leading to large storage cupboard. Radiator. Wall mounted electric heater and radiator. Kitchen consists of round edged work surfaces incorporating breakfast bar, four ring gas hob with stainless steel extractor over and oven below. Part tiled walls and splashbacks. Stainless steel sink and drainer with mixer tap over. Space for fridge and freezer and washing machine. Vinyl flooring. Large window to side aspect. Door leading to private courtyard with storage shed. Double bedroom with large bay window to front aspect, carpeted flooring, high ceilings with picture rail and alcoves with brick built fireplace and radiator. A second double bedroom with window to rear aspect, carpeted flooring, high ceilings with picture rail and radiator. Bathroom has partly tiled walls and vinyl flooring. Pedestal wash hand basin with hot and cold taps over. WC. Heated towel rail. Panelled bath with electric shower over. Storage cupboard housing Baxi boiler. Window to front aspect. Property further benefits from a private rear garden with part lawn and paved areas, plus gated side access.



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FIRST FLOOR FRONT FLAT TWO

First floor front, two bedroom apartment. Entrance from communal hallway, carpeted flooring, radiator and doors to all rooms. Lounge/Dining Room to the front aspect consists of carpeted flooring, large sash bay window to front aspect plus radiator. The kitchen area has wooden laminate effect flooring, round edged work surfaces across one wall incorporating four ring gas hob with stainless steel extractor over. Integrated oven. Part tiled walls and splashbacks. Stainless steel sink and drainer with mixer tap over. Space for fridge and freezer. Ample storage, including plumbing for washing machine plus fixed shelving. Bedroom one with sash window to front aspect, double bedroom, carpeted flooring, coving and radiator. A second double bedroom with window to rear aspect, carpeted flooring, coving and radiator. Bathroom has tiled splashbacks and vinyl flooring. Pedestal wash hand basin with hot and cold taps over plus storage underneath. WC. Extractor and radiator. Panelled bath with mixer tap and shower fixture plus shower cubicle with mains shower over and tiled splashbacks. Wall mounted combi boiler. Obscure window to rear aspect.

FIRST FLOOR REAR FLAT THREE

First floor rear, studio apartment. Entrance from communal hallway, carpeted flooring and coving to ceiling. Lounge/Bedroom consists of carpeted flooring and sash windows to both side and rear aspects, radiator and coving to ceiling plus space for double bed. The kitchen area has round edged work surfaces across two walls incorporating four ring gas hob with stainless steel extractor over and oven below. Vinyl flooring, part tiled walls and splashbacks. Stainless steel sink and drainer with mixer tap over. Space for fridge and freezer. Ample storage, including wall mounted boiler and plumbing for washing machine. The kitchen area has round edged work surfaces across two walls incorporating four ring gas hob with stainless steel extractor over and oven below. Tiled flooring, part tiled walls and splashbacks. Stainless steel sink and drainer with mixer tap over. Space for fridge and freezer. Ample storage, including cupboard housing wall mounted boiler and plumbing for washing machine. Bathroom has tiled splashbacks and vinyl flooring. Pedestal wash hand basin with hot and cold taps over. WC. Extractor and radiator. Shower cubicle with electric shower over and tiled splashbacks. Two stained glass sash windows to side aspect.

TOP FLOOR FLAT FOUR

Top floor, one bedroom apartment. Entrance from communal hallway, carpeted flooring and doors to all rooms. Lounge/Dining Room to the rear aspect consists of carpeted flooring, sash bay window to rear aspect, alcoves, and radiator. The kitchen area has vinyl flooring, round edged work surfaces across two walls incorporating freestanding four ring gas hob with gas oven below. Part tiled walls and splashbacks. Stainless steel sink and drainer with mixer tap over. Space for fridge and freezer. Ample storage, including plumbing for washing machine and wall mounted combi boiler. Bedroom one with sash window to front aspect, double bedroom, carpeted flooring and radiator. A second room with window to front aspect, carpeted flooring and radiator. Shower room has tiled splashbacks and vinyl flooring. Pedestal wash hand basin with hot and cold taps over. WC, extractor and shower cubicle with electric shower over and tiled splashbacks.

TENURE

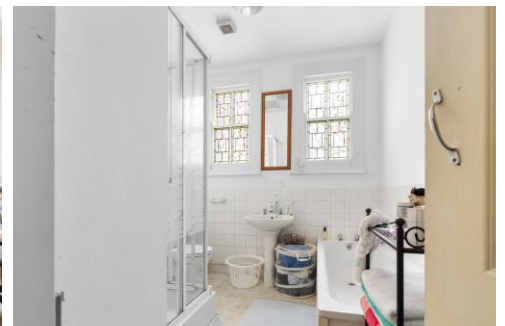
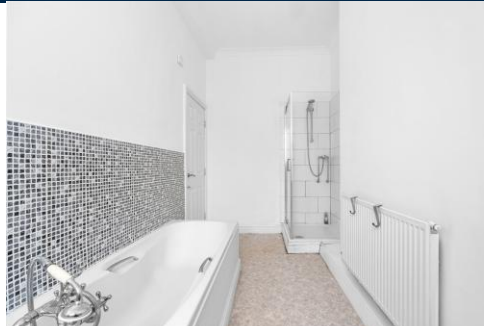
MGY are advised that this property is FREEHOLD.



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PONTCANNA 02920 397152

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