



For Sale

Prominent Freehold building in Cardiff's desirable Pontcanna neighbourhood

- Opportunity to convert the property to a traditional residential dwelling or multiple dwellings, subject to planning
- Original features, including ornate coving and deep timber skirting
- Large rear car park, including double garage with potential to convert to residential, subject to planning
- Existing lease in place to Belle Tojours Salons Ltd, however, they have recently ceased trading

113 Cathedral Road

Cardiff, CF11 9PH

2,708 sq ft

251.58 sq m

Reference: #302115

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Summary

Available Size	2,708 sq ft / 251.58 sq m
Price	Offers in excess of £895,000
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC	B (46)

Description

The subject accommodation comprises a four storey (including basement) self-contained period semi-detached building with a mixture of open plan and cellular accommodation. The specification comprises:

- Original period features, including ornate corning
- Gas fired central heating
- Disabled facilities
- Security alarm
- Kitchen facilities
- Male & Female WCs and Shower

Location

Located in Cardiff's desirable Pontcanna neighbourhood, Cathedral Road is an established residential, office and leisure location situated approximately half a mile west of Cardiff city Centre.

The area is ideally placed for local amenities such as the Welsh Institute of Sport at Sophia Gardens and Glamorgan Cricket Club and the retail area of Cowbridge Road East and Pontcanna.

The property is excellently located for access to the local and national road network with Cathedral Road linking indirectly to the Gabalfa Interchange via Llandaff Road North and Western Avenue and the M4 at Junction 33 via the A4232 to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	532	49.42	Available
1st	994	92.35	Available
Ground	951	88.35	Available
Basement	231	21.46	Available
Total	2,708	251.58	

Terms

Please note a member of JLL is related to the seller of this property.



