



# 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 ceased trading

**113 Cathedral Road**

Cardiff, CF11 9PH

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**2,708 sq ft**

251.58 sq m

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Reference: #302115

# 113 Cathedral Road

Cardiff, CF11 9PH



## 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 cornicing

Gas fired central heating

Disabled facilities

Security alarm

Kitchen facilities

Male & Female WCs and Shower

## 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
<b>Total</b>	<b>2,708</b>	<b>251.58</b>	

## Terms

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

# 113 Cathedral Road

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## 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.







