



**Cathedral Road, Cardiff CF11 9LN**



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**Cathedral Road, Cardiff**

Located in the highly desirable Cathedral Road in Pontcanna, this incredible house has been rejuvenated into five separate apartments. Whether you choose to revamp this property to your liking or use as is now, the future has many possibilities for this property.



## Ground Floor - Entrance Hall

27' 8" max x 6' 1" max ( 8.43m max x 1.85m max )  
Stained glass front door to access, original tiled flooring, molded and coved original ceiling with cornice, access to 'The Studio' and kitchen in 'Core House'.

## Living Room

14' 8" max x 14' 8" max ( 4.47m max x 4.47m max )  
Stained glass Sash Bay fronted windows with views looking onto Cathedral Road, original working fire place with granite work top, free standing gas radiator, electric and TV point, vaulted ceilings. with molded and coved ceiling and ceiling rose.

## Bedroom

13' 3" max x 16' 1" max ( 4.04m max x 4.90m max )  
Wall mounted gas radiator, wood flooring, spot lights, access to kitchen, electric point and original coved ceiling with cornice.

## Kitchen

8' 8" max x 7' 4" max ( 2.64m max x 2.24m max )  
Fitted kitchen with integrated oven and hob with extractor hood, gas radiator, sink and granite effect work top.

## Shower Room

3' 8" max x 7' 4" max ( 1.12m max x 2.24m max )  
WC, Walk in shower, wash hand basin, fitted mirror and heated towel rail.

## 2nd Kitchen / Dining

31' 5" max x 18' 8" max ( 9.58m max x 5.69m max )  
Fully fitted kitchen, fitted oven and hob with extractor fan, Island with marble work top, sink, TV and electrical point, log burner, AC Unit, tilted throughout and dual access to garden via Bi fold doors.

## Side Room

5' max x 23' 3" max ( 1.52m max x 7.09m max )  
Accessed via garden or basement, tiled flooring, doubled glazed ceiling and double glazed door to rear.

## Toilet

2' 9" max x 3' 6" max ( 0.84m max x 1.07m max )  
WC. wash hand basin, wall mounted mirror and tiled flooring.

## Basement

27' 6" max x 21' 1" max ( 8.38m max x 6.43m max )  
Gas radiator, electrical point, wooden building, space for

double bed, spot lights, carpeted, clean, dual access by main door and side entrance.

## Outhouse

Study Room, sofa bed, electrical source and window overlooking the garden.

## First floor Entrance Hall

13' 7" max x 4' 4" max ( 4.14m max x 1.32m max )  
Wood flooring, fitted cupboards with utilities and marble effects work tops.

## Bedroom

20' 7" max x 18' 2" max ( 6.27m max x 5.54m max )  
Bay fronted Sash window with views of Cathedral Road, TV and electric point, wood flooring, working original fire place, access to kitchen and shower/toilet.

## Shower Room

13' 8" max x 11' 9" max ( 4.17m max x 3.58m max )  
Two wash hand basins with vanity unit, tiled flooring and walk in shower, wall mounted gas radiator, partially frosted Sash windows, spot lights, access to rest of room and toilet.

## Toilet

5' 9" max x 2' 9" max ( 1.75m max x 0.84m max )  
Wash hand basin, WC and fitted mirror.

## First floor Entrance Porch

16' 2" max x 3' 3" ( 4.93m max x 0.99m )  
Access to all rooms, wood flooring and gas radiator.

## Hall

24' 5" max x 13' 1" max ( 7.44m max x 3.99m max )  
Access to 'La Casa' and 'The Suite', storage cupboard, wood flooring, vaulted ceilings and gas radiator.

## Bedroom One

13' 1" max x 13' 6" max ( 3.99m max x 4.11m max )  
Wood flooring, Sash stained glass windows with double door view to rear, gas radiator and vaulted ceilings.

## Bedroom Two

12' 3" max x 9' 2" max ( 3.73m max x 2.79m max )  
Wood flooring, frosted Sash windows, gas radiator, electric and TV point.

## Shower Room

8' 5" max x 9' 2" max ( 2.57m max x 2.79m max )  
Wash hand basin, wall fitted mirror, tiled flooring, walk in shower, WC, heated towel rail and two frosted Sash windows and two cupboards.

## Second Floor Entrance Porch

8' 8" max x 8' 9" max ( 2.64m max x 2.67m max )  
Vaulted ceiling, access to all rooms and wall mounted radiator.

## Hall

16' 8" x 6' 2" ( 5.08m x 1.88m )  
Stairs to 'The Loft' and glass panel.

## Kitchen / Lounge

17' 8" x 12' 1" ( 5.38m x 3.68m )  
Sash windows with secondary glazing, sink and drying rack, fully fitted kitchen with integral oven, wood flooring and wooden work tops.

## Bedroom One

13' 7" max x 10' 1" max ( 4.14m max x 3.07m max )  
Sash windows, wood flooring, wall mounted gas radiator, views over large garden and Sophia Walk.

## Shower Room

8' 8" mx x 12' 1" max ( 2.64m mx x 3.68m max )  
Walk in shower, wash hand basin with cupboard, WC, heated towel rail and tilted throughout.

## Study

8' max x 10' 4" max ( 2.44m max x 3.15m max )  
Sash window with secondary glazing, vaulted ceilings, electric and TV point and spot lights.

## The Loft - Upper Floor

16' 4" max x 20' 8" max ( 4.98m max x 6.30m max )  
Wooden beams, space for double bed, storage cupboard, electrical point, sofa bed, cast iron rails and large 'Velux' Style windows.

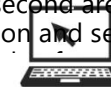
## Front Garden

Partially enclosed porch, which has original tiled floor and walls, hedging, mature shrubs and flower boarders, Golden flint gravel with path to front porch.

## Rear Garden

Paved patio, shrubs and climbers, mature trees and outbuilding. second area - detached studio accommodation and separate office, access to third

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## Cathedral Road, Cardiff

- Superb outstanding period residence
- Currently used as a boutique Air B&B and private accommodation
- Planning permission for a 162 meter square dwelling
- Host of original features
- Council Tax Band - H. NO CHAIN

Tenure: Freehold EPC Rating: C

# £1,750,000



Please note the marker reflects the postcode not the actual property

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