



Llys Sofia Cathedral Gardens, Cardiff CF11 9FQ

welcome to

Llys Sofia Cathedral Gardens, Cardiff

Stylish apartment in two restored Victorian villas on prestigious Cathedral Road. Llys Sofia offers open-plan living, high-quality finishes, a luxury bathroom, utility space, and double bedroom-just steps from Pontcanna's parks and vibrant city life.



Entrance Porch

Communal areas, Neutrally decorated

Entrance Hall

7' 7" max x 7' 8" max (2.31m max x 2.34m max)

Hot water tank, Washing machine, Electric Point,
Heating, Storage cupboard

Lounge / Kitchen

18' 2" max x 13' 7" max (5.54m max x 4.14m max)

Open plan with kitchen, Spotlights, Double glazed
windows, Electric point x 2, Integrated appliances,
Fridge / Freezer, Microwave, Oven, Dishwasher

Bedroom One

11' 4" max x 14' 1" max (3.45m max x 4.29m max)

Double glazed window with views to communal
outdoor space, Carpeted, Electric point x 3.

Bathroom

5' 8" max x 7' 5" max (1.73m max x 2.26m max)

Overhead shower, Hand wash basin.



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- Immaculate period conversion
- One double bedroom
- Truly unique 2nd floor apartment
- Highly sought after Cathedral Gardens
- No Chain!

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107785 - 0004

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