



**Cathedral Parc Cathedral Road, Cardiff CF11 9FH**

**welcome to**

**Cathedral Parc Cathedral Road, Cardiff**

Stylish one-bedroom duplex apartment in a charming period conversion, featuring exceptionally high ceilings, a private courtyard, and bright open-plan living. Includes secure parking and direct access to Bute Park, just moments from Pontcanna and Cardiff city centre.



### **Entrance Hall**

Laminate flooring, access to bedroom, intercom, electric radiator, 11 ft high ceiling

### **Lounge**

17' 1" Max x 13' 7" Max ( 5.21m Max x 4.14m Max )  
Two radiators, laminate flooring, double doors to courtyard, electric point, TV point Internet point, spotlights.

### **Kitchen**

7' 6" Max x 7' 6" Max ( 2.29m Max x 2.29m Max )  
Wall and base units, quartz work top, partially tiled walls, dishwasher, sink, integrated oven and microwave

### **Bedroom**

10' Max x 12' Max ( 3.05m Max x 3.66m Max )  
11 ft High ceiling, double aspect window. 8 ft x 5 ft window, carpeted, built in wardrobe, electric radiator.

### **Bathroom**

7' 9" Max x 6' 3" Max ( 2.36m Max x 1.91m Max )  
Partially tiled walls, WC, hand wash basin, wall mounted mirror, rainfall shower, tiled flooring

### **Courtyard**

Access via double doors, partly tiled, partly rock work.



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## **Cathedral Parc Cathedral Road, Cardiff**

- One-bedroom duplex apartment in a period conversion
- Gated allocated parking for added security
- Exceptionally high ceilings throughout top floor
- Prime location in Pontcanna, near Cardiff city centre
- Private courtyard garden for outdoor enjoyment

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2840.88

Ground Rent: 383.42

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.

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107941 - 0009

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