



Cathedral Road

| Pontcanna | CF11 9JD

# CATHEDRAL ROAD

Guide Price £975,000



A unique and substantial Victorian townhouse, well placed along the iconic tree lined Cathedral Road. Pontcanna - itself offering a wonderful mix of restaurants, coffee shops and boutiques and is locally regarded as Cardiff's fashionable artisan quarter. The City Centre is just a stroll through the park away while world class international sporting venues are also near by.

This stunning home offers substantial accommodation presented to the highest standard. It has been an adored family home and offers a fantastic amount of space for any growing family. Boasting of beautiful traditional features throughout, luxurious design features and contemporary style. This large residence, truly offers spacious & versatile accommodation, which must be viewed to be truly appreciated.

## Front

Front forecourt garden. Paved patio. Stone chippings. Mature trees. Stone wall to the front elevation with wrought iron railings.

## Storm Porch

Tiled sidings and flooring. Light.

## Entrance Hall

Enter via a traditional wooden door to the front elevation with etched glass window over and either side. Traditional tiled flooring. Stairs rise up to the first floor. Period egg and dart cornicing. Radiator. Door leading to the basement.

## Cloakroom

Double glazed wooden sash window to the side elevation. W/C and wash hand basin. Radiator. Tiled flooring.

## Living Room

15' max x 17'4 max into the bay  
Traditional wooden sash bay windows to the front elevation with stained glass windows over. Period cornicing. Stripped wooden flooring. Modern fireplace set into chimney breast. Squared off archway to the sitting room. Underfloor heating.

## Sitting Room

14'3 max x 13'7 max  
Double glazed wooden French doors leading to the garden with window over. Coved ceiling. Chimney breast with recess. Shelving fitted into the

alcoves. Stripped wooden flooring. Squared off archway to the living room.

## Kitchen/Dining Room

13'2 max x 20'4 max  
Double glazed windows to the rear elevation. Double glazed wooden French doors leading to the garden. Wall and base units with complimentary worktops over. Central island with four ring induction hob and cooker hood over. Integrated oven. Integrated microwave oven. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated full length Bosch dishwasher. Integrated fridge freezer. Spotlights. Tiled flooring. Door leading to the utility room.

## Utility Room

10'2 max x 6'4 max  
Double glazed sash window to the side elevation. Double glazed door leading to the garden. Plumbing for washing machine. Space for condenser tumble dryer. Fitted shelving. One and half bowl sink and drainer with mixer tap. Built in storage cupboard with gas combination boiler and immersion tank. Tiled flooring.

## Office

9'9 max x 12'1 max into the bay  
Double glazed bay windows to the side elevation. Coved ceiling. Spotlights. Radiator.

## Basement

13'4 max x 14'2 max  
Stairs leading down from the entrance hall. Power and light. Wine cellar and basement room. Floor to ceiling height 6'5 max. Electric consumer boards.

## First Floor Landing

Stairs rise up from the entrance hall. Stripped wooden stairs. Handrail. Stairs rising up to the second floor. Wooden bannister. Wooden flooring.

## Bedroom One

12' max x 19'2 max  
Two double glazed skylight windows. Double glazed wooden sash windows to the side and rear elevation. Vaulted ceiling. Exposed wooden beams. Wooden flooring. Radiator. Fitted sliding wardrobes. Open to the en suite. Floor to ceiling height is 14'4 to the highest point.

## En Suite

8' max x 12'10 max  
Double glazed obscure sash window to the side elevation. Open to the bedroom. Four piece bathroom suite with walk in wet room style shower, bath with central mixer tap, W/C and wash hand basin. Light up mirror with shaver point. Heated towel rail. Vanity cupboard. Part tiled walls. Tiled flooring.

## Bedroom Two

19'10 max x 16'9 max  
Bay and a half double glazed wooden sash windows to the front elevation. Coved ceiling. Shelving into the alcoves. Wooden flooring. Feature cast iron fireplace. Radiator.

## Bedroom Three

13'7 max x 13'3 max  
Double glazed wooden sash windows to the rear elevation. Radiator. Wooden flooring. Coved ceiling. Door leading to the en suite.

## En Suite

5'10 max x 6'4 max  
Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with central mixer and glass splash back screen. Plumbed shower. Heated towel rail. Part tiled walls. Tiled flooring. Spotlights. Extractor fan.

## Second Floor Landing

Stairs rise up from the first floor landing. Dog leg staircase. Stripped wooden stairs. Wooden handrail. Bannister. Wooden flooring. Loft access hatch.

## Bedroom Four

13'10 max x 19'11 max  
Double glazed wooden sash windows to the front elevation. Radiators. Wooden flooring. Door leading to the en suite. Coved ceiling.

## En Suite

3'7 max x 8' max  
W/C and wash hand basin. Heated towel rail. Shower cubicle. Part tiled walls. Tiled flooring. Extractor fan. Spotlights.

## Bedroom Five

14'4 max x 13'7 max  
Double glazed skylight windows to the rear elevation. Double glazed wooden sash window to the rear elevation. Wooden flooring. Cover ceiling. Radiator. Door leading to en suite.

## En Suite

3'10 max x 6'10 max  
W/C and wash hand basin. Heated towel rail. Shower cubicle. Part tiled walls. Tiled flooring. Extractor fan. Spotlights

## Bedroom Six

12'1 max x 13'2 max  
Double glazed wooden sash window to the rear elevation. Double glazed skylight window. Built in storage cupboard. Radiator. Wooden flooring.

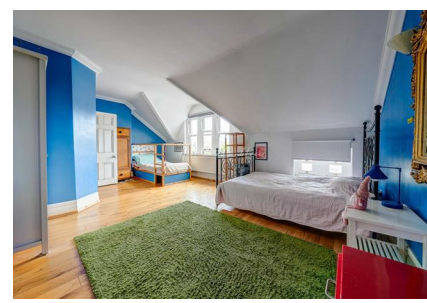
## Garden

Enclosed rear garden. Landscaped with paved patio. Mature shrubs. Flower borders. Astro turf lawn. Raised deck sitting area. Rear lane access via a pedestrian gate. Bike storage area. Small side return. Outside lights.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

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**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>76</b>
	<b>50</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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