

**THE BARBER SHOP.**  
PONTCANNIA

235 Cathedral Road  
Tel: 20 38 48 38

**PRICE LIST**

- Gents Cut - £15 - £20
- Crew Cut - £14
- Old Boys  
COP OFF FEEL - £14
- Total Restyle  
+ Hippies - £20

**VALE VETERINARY**  
PONTCANNIA  
Tel: 029 20 004007

Mon. - 9.00am - 6.00pm  
Tues. - 9.00am - 6.00pm  
Wed. - 9.00am - 6.00pm  
Thurs. - 9.00am - 6.00pm  
Fri. - 9.00am - 6.00pm  
Sat. - Closed  
Sun. - Closed

Emergency - 24 HRS  
Call 01446 739 739

Cathedral Road

| Pontcanna | CF11 9PP



# CATHEDRAL ROAD

Guide Price £365,000



A fantastic opportunity to acquire a mixed use, freehold property situated on one of the most sought after roads in Cardiff. Currently being run as an established barbers, the owners will be leaving most of the fixtures and fittings.

The ground floor offers a spacious main room with large windows on to Cathedral Road, a kitchen and ground floor cloakroom with access to the low maintenance garden.

Upstairs is a one bedroom apartment with a spacious lounge, kitchen and bathroom.

The building does require some works, however we understand that some grants could be available.

Pontcanna as an area is very sought after and has a busy footfall of customers to the area, so this is a superb opportunity in a thriving location.

## Ground floor

The commercial property is entered via double opening glass panelled doors to the Barbers,

## Barbers / Main retail area

26'11" x 12'10"

Large shop windows to the front elevation which look out to Cathedral Road. Tiled flooring with wooden floored section to seating areas. Suspended ceiling and lighting. Power points. Trading currently as a Barbers, the current owners are going to be leaving all fixtures and fittings including seating, mirrors, sink units, safe. Glass panelled door to:

## Kitchen

12'3" x 8'4"

Base units with storage cupboards. Sink drainer unit. Tiled flooring. Door to understairs storage cupboard. Telephone point.

Window to the rear elevation. Shelving.

## Rear lobby

Door to the garden. Door to ground floor cloakroom.

## Cloakroom

A two piece suite comprising: close coupled WC and wash hand basin. Radiator. Window to the rear elevation. Tiled flooring.

## Upstairs apartment

Wood panelled door to the landing area which has access to the loft space and access to all rooms.

## Lounge

17' x 10'5"

Two windows to the front elevation with aspect to Cathedral Road. Radiator. Telephone point. Power points. Coving to the ceiling.

## Kitchen

11'4" narrowing to 6'9" x 10'1"

Wall and base units with storage cupboards. Sink drainer unit. Wall mounted gas central heating boiler. Space for cooker. Window to the rear elevation. Radiator. Spotlights to ceiling.

## Bedroom one

10'7" x 8'1"

Window to the rear elevation. Radiator. Coving. Door to wardrobe.

## Bathroom

A three piece suite comprising: panelled bath with shower over, wash hand basin and close coupled WC. Extractor. Radiator. Walls are part tiled.

## Outside rear

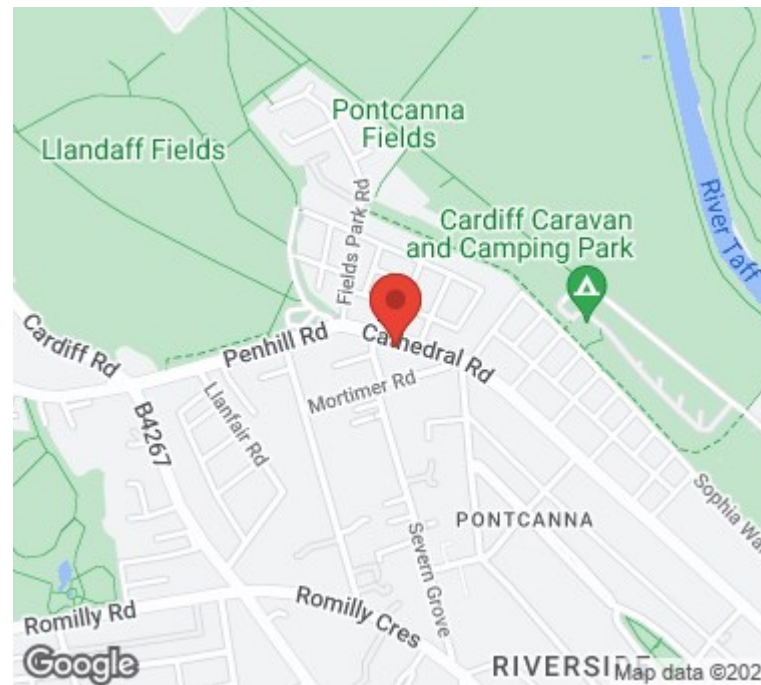
The rear garden is enclosed and of low maintenance. Garden store to remain.





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





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



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<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.