



Cathedral Road

| Pontcanna | CF11 9JE

Hern and Crabtree

CATHEDRAL ROAD

Guide Price £1,000,000



A superb period Townhouse well placed on iconic tree-lined Cathedral Road. This sizable three-story property benefits from a plethora of modern improvements that have tastefully transformed the property while retaining the impressive original features and character.

The ground floor features a spacious entrance hall with original tiling, bright and spacious open plan living room to a lovely kitchen/ dining room - perfect for families & entertaining. To the rear of the ground floor is a spacious, light reception room - currently being used as a Gymnasium and a modern laundry room, shower room complete the ground floor accommodation.

The first floor offers three double bedrooms, with a guest en suite and a family bathroom. Leading onto the second floor, there are three more double bedrooms over a split level, with a second guest ensuite and a modern bathroom.

A front garden and path create an impressive entrance to the home, while at the rear, a low-maintenance, landscaped garden with artificial grass and patio sun-terrace sits to the rear. Two parking spaces in a secure electric gate accessed car park to the rear of the house.

This substantial property is notably well-placed mid-way along Cathedral Road in chic Pontcanna location. An unrivaled spot for easy access to parks, international sports stadia, Cardiff City Centre, Cardiff Castle, and the shops, restaurants, cafes and bistros of Pontcanna.

Front

Paved patio. Mature hedge. Low rise brick wall with wrought iron railings and gate.

Storm Porch

Original tiled sidings.

Entrance Hall

Enter via a traditional wooden door to the front elevation with feature stained glass windows over and either side. Feature tiled flooring. Period cornicing. Stairs rising up to the first floor. Radiator. Concealed meter cupboard. Door leading down to the basement.

Living Room

17'6" max x 14'5" max
Squared off archway leading to the kitchen. Double glazed bay wooden sash windows to the front elevation. Period cornicing. Radiator. Oak wooden parquet style flooring. Feature cast iron fireplace with slate mantelpiece and hearth. Built-in cabinets into alcoves.

Kitchen

14'10" max x 13'5" max
Natural light window to the rear elevation. Wall and base units with complimentary quartz worktops over. Ceramic twin Belfast sink with mixer tap. Integrated full length Bosch dishwasher. Four ring induction hob with tiled splashback and concealed cooker hood over. Integrated oven.

Integrated combination microwave oven and grill. Integrated fridge freezer. Additional base fridge and freezer. Kickboard heater. Feature cast iron fireplace. Continuation of oak wooden parquet style flooring.

Rear Porch

5'11" max x 8'1" max
Sun lantern roof. Crittall style french doors leading to the garden. Radiator. Continuation of oak wooden parquet style flooring. Door leading to the laundry room.

Laundry Room

9'1" max x 11'7" max
Enter from the hallway or rear porch. Natural light window to the rear elevation. Wall and base storage. Space and plumbing for washing machine and tumble dryer. Ceramic sink. Radiator. Continuation of oak wooden parquet style flooring.

Studio / Reception Room

27'7" max x 12'6" max
Currently being used as a home gym however lends itself to a versatile space that could be used for a variety of purposes, including an additional reception room. Double glazed windows to the side elevation. Radiator. Door leading to the utility room.

Utility Room

9'2" max x 8'7" max
Stained glass window. Double glazed

window to the rear elevation. Crittall style door leading to the garden. Tiled flooring. Radiator. One bowl ceramic sink with mixer tap. Squared off archway to a recess shower and cloakroom. Shower quadrant into recess with rainfall shower head. Extractor fan.

Cloakroom

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Part tiled walls. Tiled flooring.

Basement

Stairs rise down to the basement from the entrance hall. Power and light.

Landing

Stair rise up from the entrance hall. Stripped and painted wooden stairs. Wooden handrail and spindles. Matching bannister. Stairs rising up to the second floor. Walk-in airing cupboard with pressurised hot water tank, Worcester gas combination boiler and double glazed obscure window.

Bedroom One

17'6" max x 20'1" max
Double glazed bay and a half wooden sash windows to the front elevation. Picture rail. Stripped wooden flooring. Radiator.

Bedroom Two

13'9" max x 10'11" expanding to 14'4" max
Double glazed window to the rear elevation. Feature cast iron fireplace. Stripped wooden flooring. Radiator. Wardrobes into alcove. Door to en suite.

En Suite

W/C and wash hand basin. Shower quadrant into recess. Extractor fan.

Bedroom Three

12'7" max x 14'9" max
Double glazed window to the rear elevation. Radiator. Loft access hatch to the rear loft.

Bathroom

11'4" max x 9'0" max
Double glazed obscure window to the side elevation. W/C and wash hand basin. Roll top claw feet freestanding bath with mixer tap. Tiled flooring. Radiator.

Shower Room

9'1" max x 7'1" max
Double glazed obscure window to the side elevation. W/C and wash hand basin. Double shower quadrant with electric shower. Part tiled walls. Tiled flooring. Radiator.

Second Floor Landing

Stair rise up from the first floor landing. Dog leg staircase. Stripped and painted wooden stairs. Wooden handrail and spindles. Matching bannister. Dado rail. Double glazed window. Built-in storage cupboard with drop down ladder to the main loft.

Bedroom Four

14'6" max x 12'9" max
Double glazed window to the rear elevation. Stripped wooden flooring. Feature cast iron fireplace. Door to en suite.

En Suite

W/C and wash hand basin. Shower quadrant into recess. Extractor fan.

Bedroom Five

15'0" max x 11'11" max
Double glazed wooden sash window to the front elevation. Stripped wooden flooring. Feature cast iron fireplace. Radiator.

Bedroom Six

7'10" max x 11'3" max
Double glazed wooden sash window to the front elevation. Stripped wooden flooring. Radiator.

Bathroom

6'1" max x 10'10" max
Double glazed skylight window to the side elevation. W/C and wash hand basin. Bath with electric shower. Radiator. Extractor fan. Vinyl flooring.

Garden

Enclosed rear garden. Timber frame and PVC covered seating area. Astro turf lawn. Off street parking for two vehicles via an electric roller gate to the rear elevation. Pedestrian gate to the rear lane access. Side return with further cover. Mature shrubs and flower borders. Outside cold water tap. Outside light. Two outdoor sockets.

Additional Information

Plumbing and gas line currently capped off in the studio/reception room. New carpet installed in bedroom two and three at the end of 2023.



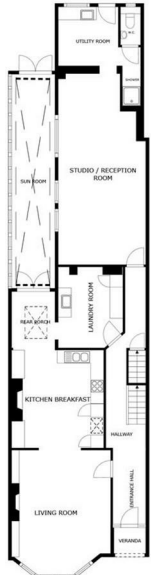
Call Hern & Crabtree to arrange a viewing on **02920 228135**

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



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 20.5 sq.m. (220 sq.ft.) FLOOR 2 148.8 sq.m. (1,602 sq.ft.) FLOOR 3 116.1 sq.m.
 (1,250 sq.ft.) FLOOR 4 58.0 sq.m. (624 sq.ft.)
 EXCLUDED AREAS : VERANDA 1.8 sq.m. (19 sq.ft.) REDUCED HEADROOM 4.7 sq.m. (50 sq.ft.)
 TOTAL : 343.3 sq.m. (3,696 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 20.5 sq.m. (220 sq.ft.) FLOOR 2 148.8 sq.m. (1,602 sq.ft.) FLOOR 3 116.1 sq.m.
 (1,250 sq.ft.) FLOOR 4 58.0 sq.m. (624 sq.ft.)
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FLOOR 3

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FLOOR 4

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Energy Efficiency Rating

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		
		82
	70	

England & Wales EU Directive 2002/91/EC



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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.