

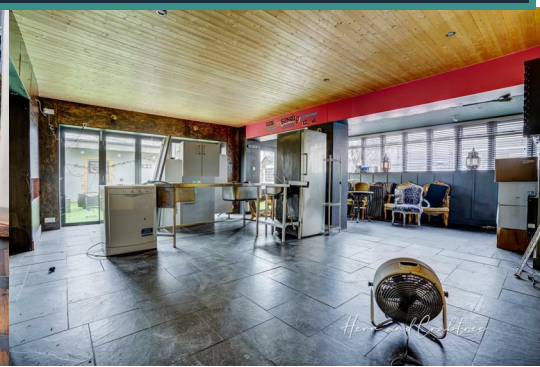


Guide Price £775,000

Cathedral Road | Pontcanna | CF11 9PJ

Detached houses are a scarce commodity in the area and 151 Cathedral Road offers the potential to reinstate to its original form- one of a pair of prime detached houses on Cathedral Road.

This three-story residence offers huge potential to develop to taste and boasts a side return and garden with sunny aspect.



Entrance porch

The property is entered through a hard wood glazed panelled front door with feature window over. Windows to the side elevation. Coving to the ceiling. Wood block flooring. Double opening glass panelled doors to:

Reception hall

A beautiful traditional reception hall. Feature original tiled flooring. Staircase rising to the first floor with newel posts and spindles. Radiator. Coving to the ceiling. Door to the basement. Double glass panelled doors to the sitting room with additional wooden door giving access to the same. Wood panelled door to:

Lounge

A light and spacious principle reception room. Original bay window to the front elevation. Window to the side elevation. Two radiators. Coving to the ceiling. Picture rail. Wood flooring. Feature fireplace.

Sitting room

Original sash windows to the side elevation. Wooden flooring. Feature central fireplace. Coving to the ceiling. Two open arches give access to the rear open plan kitchen/ dining/ living area.

Open plan kitchen/ diner

Currently completely stripped out. Bi folding doors to the rear elevation. Windows to the side elevation. Two radiators. Spotlights to the ceiling.

Landing

A split level landing. Staircase rising to the first floor. Doors to all rooms.

Bedroom one & en suite shower room

A light and spacious room with en suite facilities. Bay window to the front elevation. Dado rail. Radiator. Door to an en suite shower room comprising: Fitted shower cubicle with mains pressure shower, wash hand basin and WC. Tiled flooring.

Bedroom two / Guest suite & en suite shower room

Sash windows to the side elevation. Radiator, perfect for a guest suite with it's own lounge and separate bedroom (although it could be partitioned off completely). Door to a bedroom with windows to the side elevation and door to an ensuite shower room - comprising: fitted shower cubicle with electric shower, wash hand basin and WC. Tiled flooring.

Bedroom three - old hotel kitchen

Windows to the side and rear elevation. Set up as a bed & breakfast kitchen with non slip flooring.

Storage cupboard

A good size storage cupboard with pedestal wash hand basin.

Landing

Doors to all bedrooms.

Bedroom four & bathroom

Windows to the front elevation. Radiator. Door to a bathroom with a three piece suite in white comprising: panelled bath, wash hand basin and WC.

Bedroom five & en suite shower room

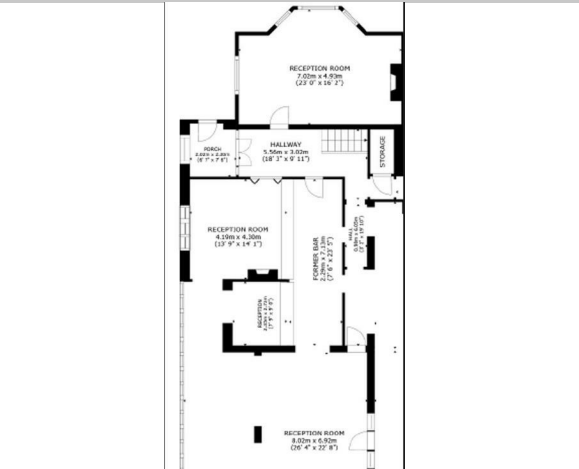
A light and spacious bedroom with windows to the side elevation. Radiators. Door to the en suite with walk in shower cubicle, wash hand basin and WC.

Bedroom six & en suite shower room

A good size double bedroom with window to the rear elevation. Radiator. Access to en suite with a three piece suite comprising: walk in shower with wash hand basin and WC.

Outside

To the front of the property is an enclosed fore court with pedestrian access. To the rear of the property is a low maintenance garden.



Energy Efficiency Rating	
Current	Potential
75	47

Environmental Impact (CO ₂) Rating	
Current	Potential
A	G



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
 Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

<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.