



Hern and Crabtree

£775,000

Cathedral Road | Pontcanna | CF11 9PJ



Detached houses are a scarce commodity in the area and 149 Cathedral Road offers the potential to reinstate to its original form- a prime detached house on Cathedral Road.

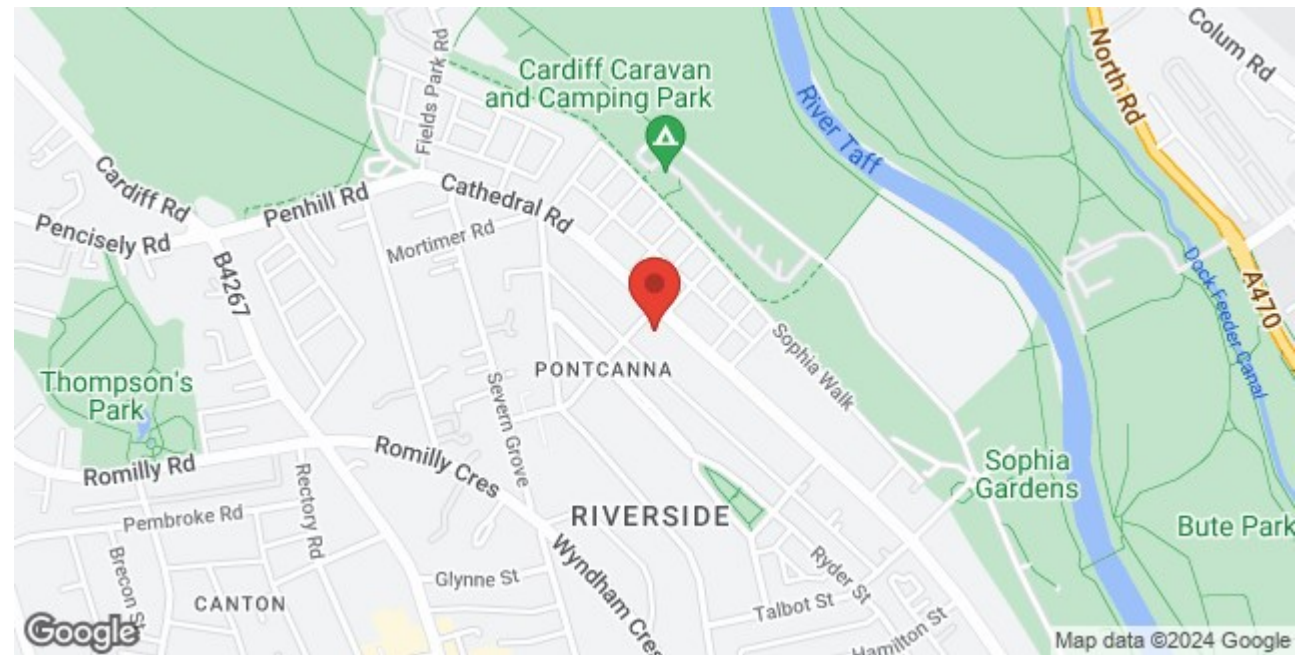
This three-story residence offers huge potential to develop to taste and boasts a good-sized rear garden with sunny aspect. There is rear lane access for parking and the house is perfectly placed in the heart of Pontcanna.

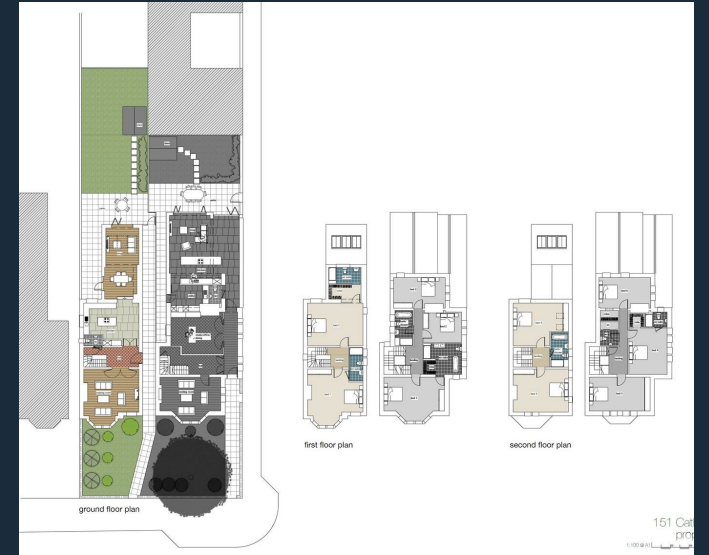


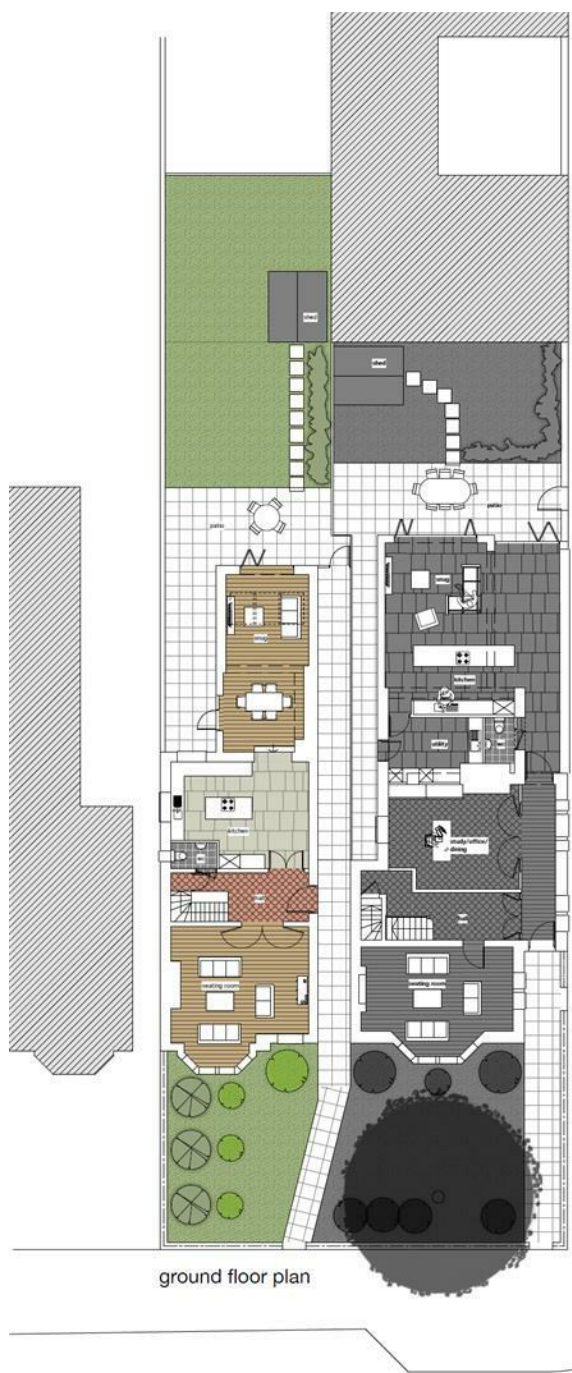


Energy Efficiency Rating

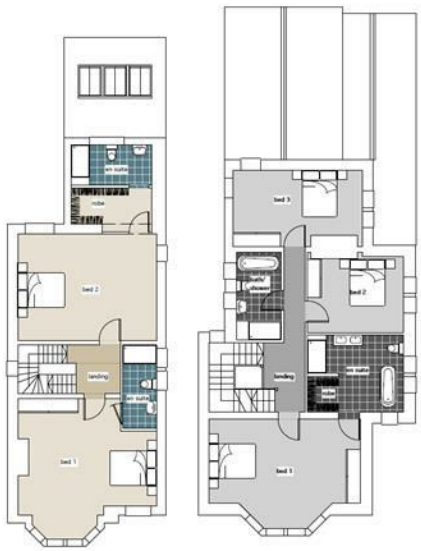
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







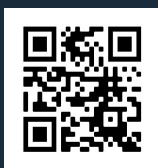
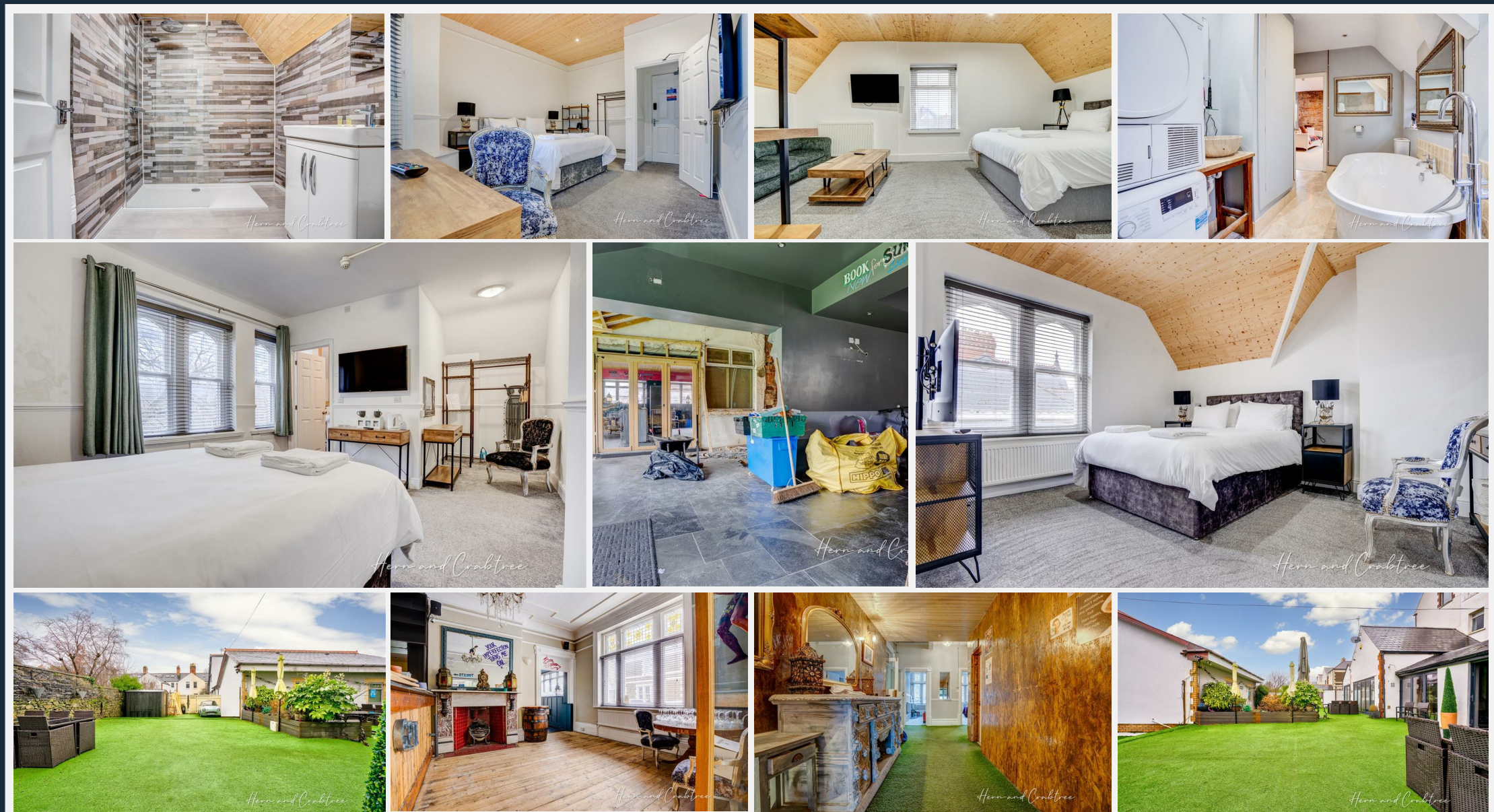
ground floor plan



first floor plan



second floor plan



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.