



£825,000

Cathedral Road | Pontcanna | CF11 9PJ

Hern &
Crabtree

Offered for sale is one of a pair of detached houses, which 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.





Hern and Crabtree

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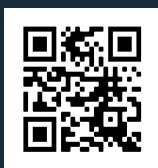
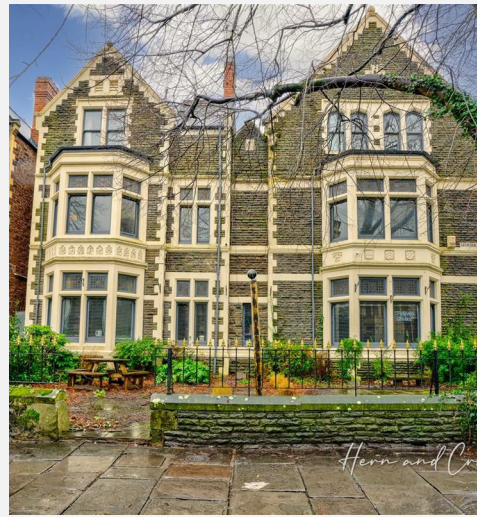
Energy Efficiency Rating

	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	





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.



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

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



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