



129 Cathedral Road

| Pontcanna | CF11 9QH



A stunning centerpiece apartment in a select Victorian Villa conversion on tree-lined Cathedral Road. Boasting three bedrooms, this superb first-floor property has an abundance of style, comfort, quality, and some outstanding features, including a striking atrium ceiling that illuminates the large central living area.

Magnolia, is a high-spec development created circa 2008 by a renowned, award-winning local developer and is perfectly placed mid-way along a distinct road of distinguished Victorian houses. The location is ideal for a stroll to the coffee shops, boutiques, restaurants, and parks of Pontcanna, as well as the shopping, amenities, and venues of Cardiff City Centre.

Offered for sale with no onward chain. Viewings of the property come highly recommended! Please contact Hern and Crabtree, Pontcanna for more information.



## Entrance Hall

Entered via a shared entrance via a wood front door, radiator.

## Living Space/Kitchen

21'4 x 24'8

Open plan room with period skylight window, coved ceiling, double glazed window to the side, wall and base units with worktop over, integrated fridge, freezer and dishwasher, drinks fridge, a four ring electric hob with cooker hood above and electric oven, sink and drainer.

Dining Area has double glazed window to the side, radiator.

Living Area has double glazed window to the side, period fireplace, radiator.

Ceiling height is 13'3

## Utility Room

4'5 x 5'11

Space and plumbing for a washing machine and tumble dryer, combination boiler.

## Bedroom One

14' x 8'8

Double glazed window to the rear, radiator.

## Bathroom

6' x 8'1

Double obscure glazed window to the side, walk in bath, w.c and wash hand basin, heated towel rail, tiled walls and floor.

## Bedroom Two

15'1 x 8'3 max

Double glazed window to the side and rear, radiator, fitted wardrobes.

## Bedroom Three

13'6 x 8'4

Double glazed window to the side, radiator, fitted wardrobes.

## Bathroom

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, laminate flooring.

## Tenure

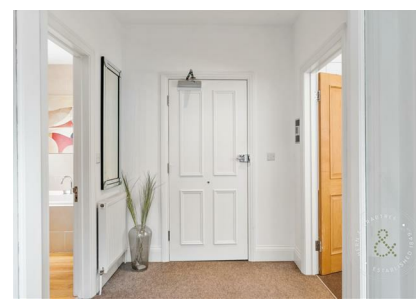
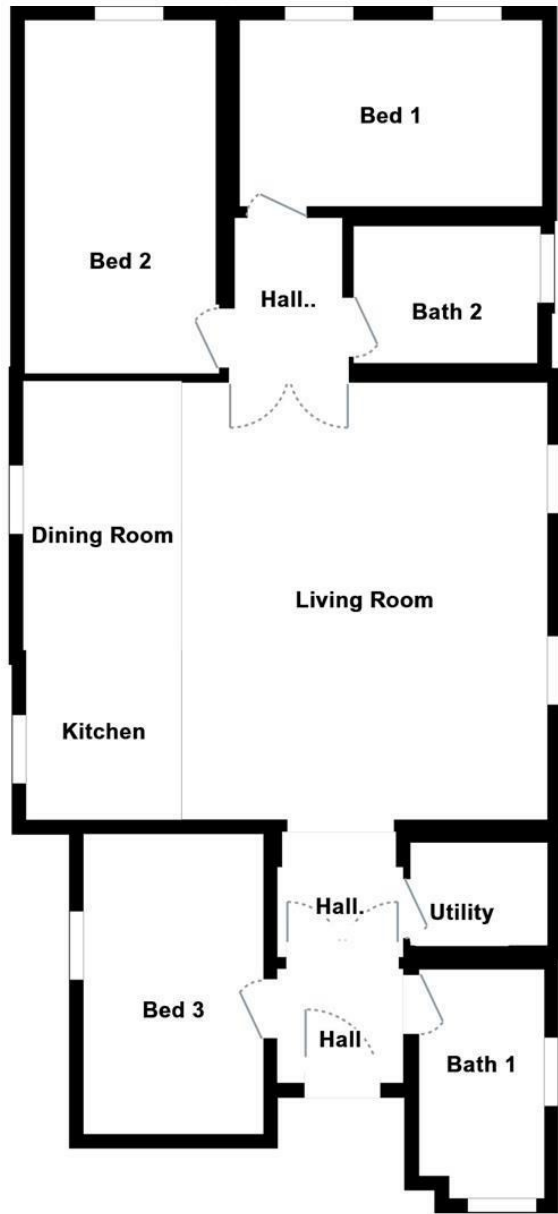
Share of the freehold. Service and Maintenance Charges approx £2,000 p.a.

## Additional Information

A designated parking space legally owned by the property.



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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC



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.