

# Cathedral Road

PONTCANNA, CARDIFF, CF11 9LQ

£275,000

Hern &  
Crabtree



# Cathedral Road

A superb opportunity to acquire a brand new, fully renovated & high specification apartment situated on one of the highest regarded roads in Cardiff.

This is an exciting development of one of eight luxury apartments in this well-established and highly-regarded conversion.

This well-appointed pad boasts easy access to the city centre and is within a stone's throw of a huge range of amenities and attractions that Pontcanna has to offer.

On your doorstep are some great green spaces with Bute Park, Sophia Gardens, Pontcanna Fields and Thompson's Park. There are trendy bars, restaurants, coffee shops all within easy reach and for commuters, Cardiff Central train station is close by.

This generous second floor apartment offers an abundance of space and light. Open-plan living with ample space for a table and chairs, sitting area and with a brand new modern kitchen complete with washer/ dryer, dishwasher, oven & hobs and integrated fridge freezer.

The king-size bedroom, is of good size and offers a stylish double wardrobe. The luxury tiled bathroom with a bathtub and standalone rainfall shower is contemporary in design.

These apartments seamlessly blend luxury, heritage and modern sustainability, making them ideal for individuals who value all-electric living and high end finishes.

To arrange a viewing, please contact Hern & Crabtree today!



545.00 sq ft

### Entrance

The apartment is entered from the communal hallway on the second floor with a secure video door access system. Door leading to:

### Open plan Kitchen/Lounge/Diner

Open plan kitchen, lounge and diner. Double glazed windows. Kitchen is laid with wall and base units with worktops over. Integrated one bowl sink with mixer tap. Integrated four ring electric hob with cooker hood over. Integrated fridge freezer. Integrated slimline dishwasher. Integrated washer dryer. Concealed water tank.

### Kitchen specification & details

- Fully integrated, custom-designed by Symphony Kitchens (UK).
- Worktops & Splashbacks: Stratus black marble-effect extra-durable compact laminate.
- Appliances: Hotpoint full appliance suite (electric hob, oven, dishwasher, washer-dryer, fridge-freezer, cooker hood).
- Fixtures: Composite granite anthracite sink and Deva by Methven taps (New Zealand).

### King-size Bedroom

- Large double-glazed tilt & turn window.
- Industville pendant and bedside lighting.
- Bespoke fitted double wardrobes.

### Bathroom

W/C and wash hand basin. Bath. Shower with glass splashback screen. Light up mirror. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Shaver point.

### Further details

- High-class tiling throughout, with ceramics sourced from Italy & Spain.
- Features: LED mirror, large walk-in rainfall shower, heated towel rail, and Methven branded fittings.
- High-spec humidity-detecting extractor fan with an option for silent background operation.

### Electrics & Internet

- Fully electric operation with individual smart meter located in the main building communal hallway.

- **Sockets & Switches:** German-engineered Hager fittings and matt black kitchen sockets.
- **Lighting:** Designer fixtures by Industville.
- Super high-speed full-fibre broadband wired to each home (Openreach-compatible).

### Fire Safety & Security

- Comprehensive fire safety systems: sprinklers, alarms, and smoke/heat detectors.
- Communal smoke vent and video entry system by ESP.

### General Information

- Victorian-inspired skirting, architraves, and carpentry throughout.
- Flooring: Camaro herringbone luxury vinyl tiles.
- Heating: Premium electric wall heaters with individual thermostats and optional Wi-Fi control.
- Water System: Gledhill 120L+ hot water cylinders.
- Retained original Victorian tiles in communal areas.

### CAD

Where we have used computer aided designed images (CAD), these are purely for illustration purposes and are not always to scale. We would recommend that potential buyers check measurements of rooms and furniture before exchange of contracts. Hern and Crabtree cannot take any responsibility if CAD images misrepresent true sizes. CAD images are intended for visual effect only.

### Tenure

Share of the freehold upon completion. 999 year lease.

### Additional Information

Council tax band TE

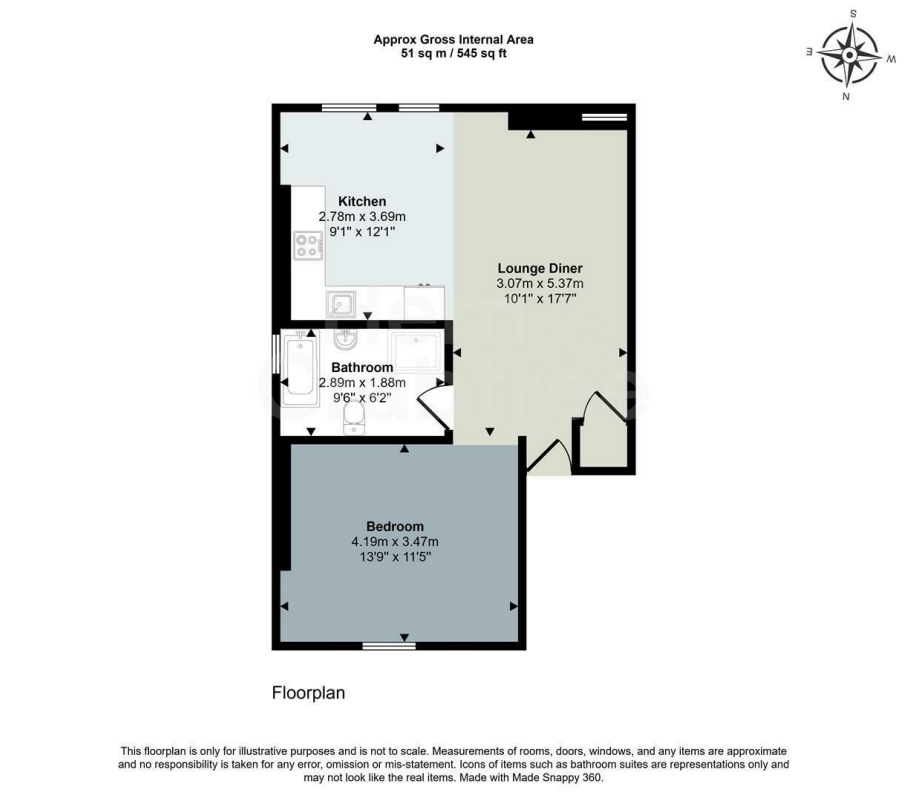
### Disclaimer

The property title and costs) have been independently verified and we recommend your legal adviser to check before exchanging measurements, and photos may be edited. We do not test any services or appliances. We are not RICS surveyors. Open on experience and

recommend you to read and conveyance. we do not have a valuation, based on Code of (asking or selling) valuation, based on conditions, and verified. Price surveyor value liable for disclosure from sales with any related details you confirm that you have read and understood the above information.



# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>	<b>77</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



**Hern & Crabtree**

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

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.