

Cathedral Road

CARDIFF, CF11 9PH

£250,000

Hern &
Crabtree



Cathedral Road

A ground floor, bay fronted - stunning apartment! With no onward chain, well placed along the conic tree lined Cathedral Road of Pontcanna.

This is a rare opportunity to acquire one of only seven, stunning one-bedroom apartments on one of Cardiff's most prestigious addresses. Set within the heart of desirable Pontcanna, this elegant Victorian building on Cathedral Road has been thoughtfully and meticulously converted into beautiful apartments.

This newly completed conversion has been executed to an exacting standard, offering modern luxury. Attention to detail has been at the forefront of this development with bespoke kitchens, stylish bathrooms, and energy-efficient fittings deliver the comfort and functionality demanded by today's lifestyle.

Each apartment has been individually crafted to maximise space, light and flow, making the most of the building's original proportions while offering private, modern living at its best. Whether you're a first-time buyer, a professional looking for a base in the city, or an investor seeking a sought-after postcode with proven rental appeal, this development is a standout.

Home to professionals, creatives and long-established residents alike, this is a neighbourhood that prizes community, quality, and character. Moments away from the expansive green spaces of Pontcanna Fields and Sophia Gardens, yet just a short walk from the vibrant cafés, artisan shops, and restaurants that define this creative and cosmopolitan neighbourhood.



463.00 sq ft

Entrance

Accessed via a secure private walkway and external entrance door with a secure video door access system and wired gate release. 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 appliance suite (electric hob, oven, dishwasher, fridge-freezer, cooker hood) and Whirlpool washer-dryer.
- Fixtures: Composite granite anthracite sink and Deva by Methven taps (New Zealand).

Bedroom

- Double-glazed French doors with window over.
- Industville pendant and bedside lighting.
- Bespoke fitted double wardrobes.

Shower Room

W/C and hand wash basin with vanity unit. Shower with glass splashback screen. Touch-LED mirror. Ceramic tiled walls and 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.

Garden

French doors lead out from the bedroom to a small but private courtyard garden.

Electrics & Internet

- Fully electric operation with individual smart meter located in the main building communal basement.
- Sockets & Switches: German-engineered Hager fittings and matt black kitchen sockets.
- Lighting: Designer fixtures by Industville included.
- 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.

Tenure

Share of the freehold upon completion. 999 year lease.

Additional Information

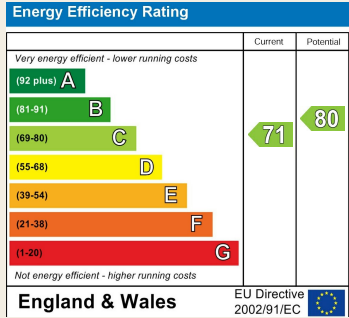
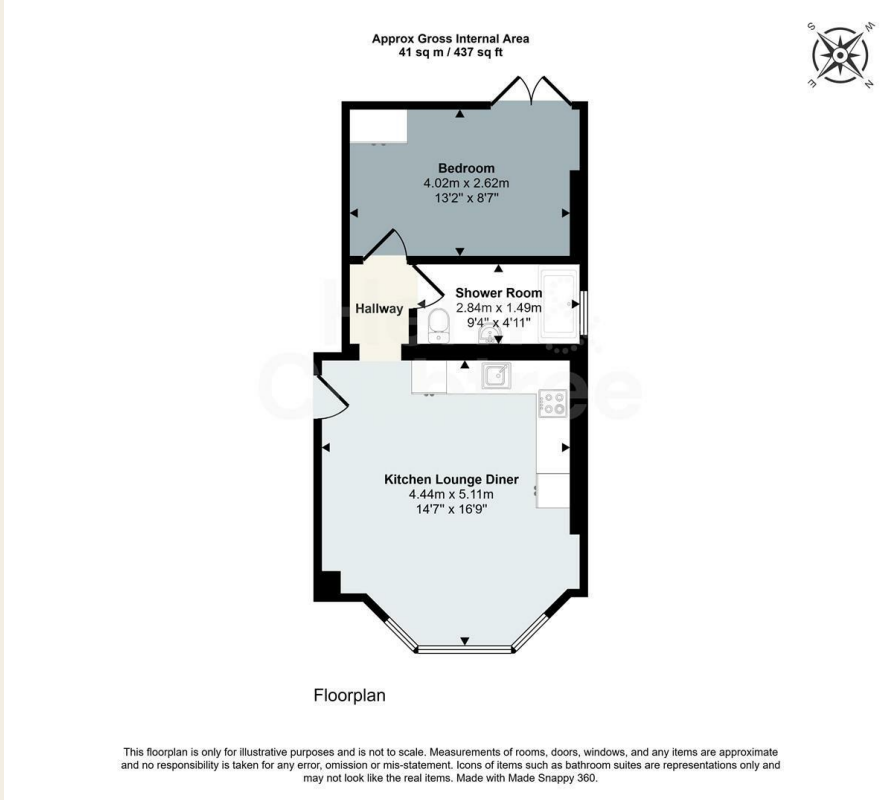
Council tax band TBC (Cardiff). EPC rating C. Full 10-year structural warranty included (ABC+ Warranty).

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.



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



Hern & Crabtree



02920 228135



pontcanna@hern-crabtree.co.uk



hern-crabtree.co.uk



87 Pontcanna Street, Pontcanna, Cardiff, CF11

9HS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.