

# Cathedral Road

PONTCANNA, CF11 9PH

£250,000

**Hern &  
Crabtree**





# Cathedral Road

Offered for sale with no onward chain and well placed along the iconic tree lined Cathedral Road, Pontcanna.

This is a superb, newly renovated - top floor apartment with a feature high ceiling, high specification finish and versatile living space.

This is only one of 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.



# 462.00 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

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

## Bathroom

W/C and hand wash basin with vanity unit. Bath with fitted shower over and 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.

## 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

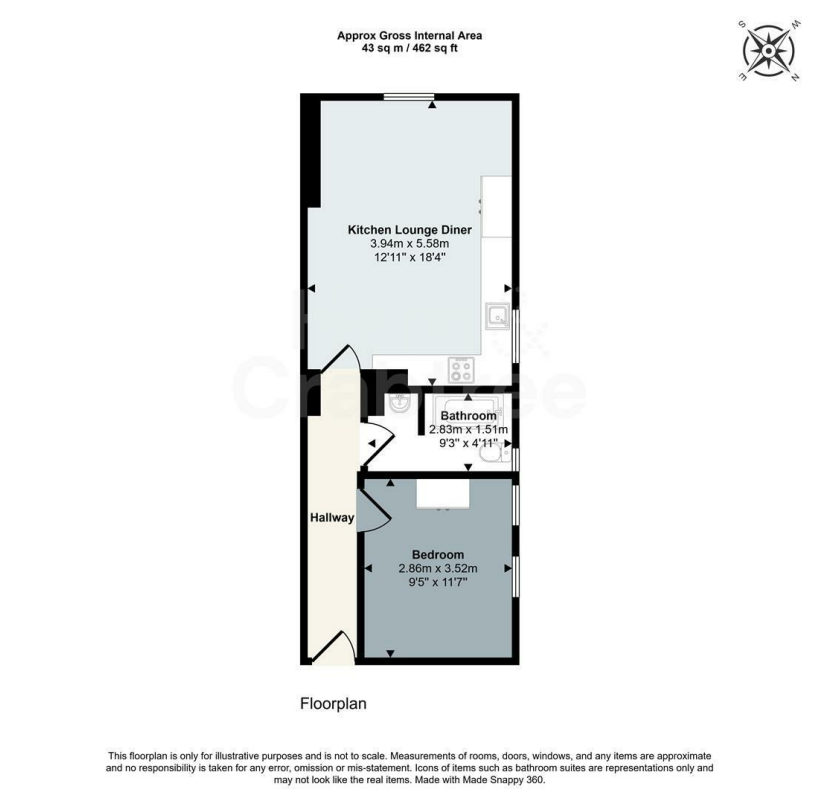
Council tax band TBC (Cardiff). EPC rating C. Full 10-year structural warranty included (ABC+ Warranty).

## 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.



| 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 |         |                         |
|                                             | 74      | 81                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



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