






QUEEN ANNE SQUARE  
CATHAYS PARK





## QUEEN ANNE SQUARE

CATHAYS PARK, CF10 3ED - £1,150,000

 4 bedroom(s)  2 bathroom(s)  2220.00 sq ft

ONCE IN A LIFETIME OPPORTUNITY – LOCATED WITHIN CARDIFF CIVIC CENTRE – PRIVATE TREE-LINED ROAD WITH CENTRAL LAWNED GARDENS, COMPRISING PART OF THE CATHAYS PARK CONSERVATION AREA. This is a truly unique and outstanding detached Georgian-style residence, located in one of Cardiff's most exclusive, tranquil and sought-after locations. Queen Anne Square's houses are all individually designed, and follow a layout based on Thomas Jefferson's University of Virginia. The grand project was originally commissioned in the 1930's and personally supervised by the Marquess of Bute according to a design by the architect Howard Williams. The property has been extended and extensively updated in recent years.

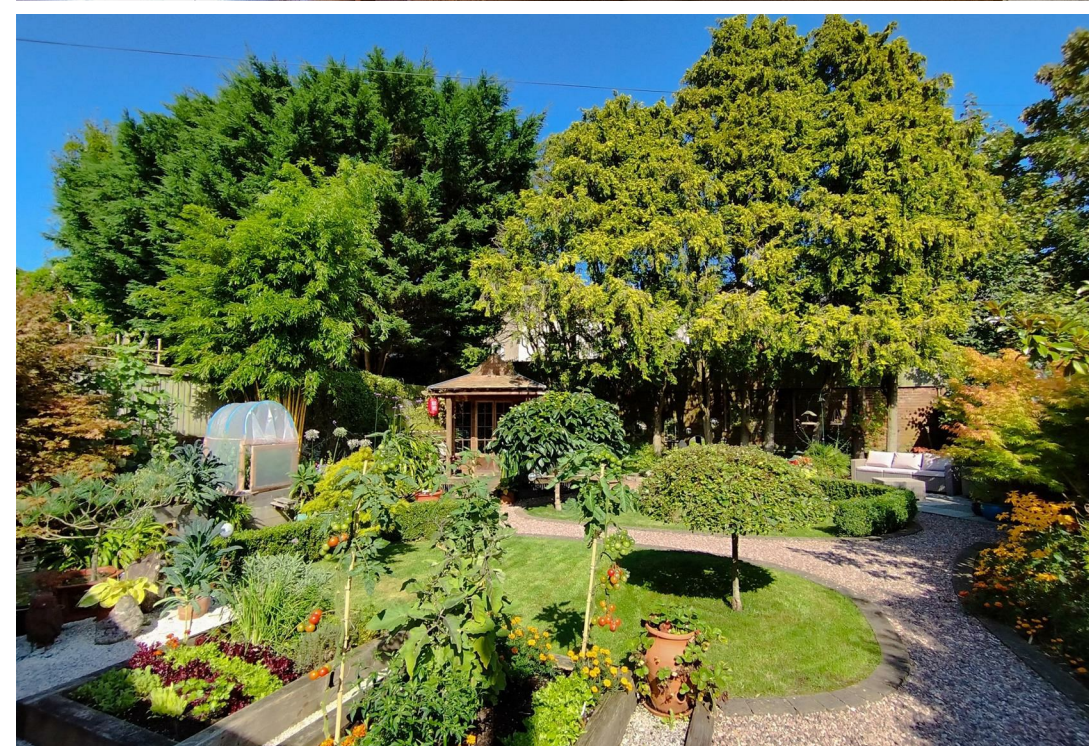
The property is just a short stroll from City Hall, Cardiff University, Wales Government buildings, Alexandra Park and the Castle Grounds. Queen Street and Cardiff City Centre's shopping, leisure and public amenities are convenient and immediately accessible, within approximately 10 minutes' walk. Cathays station is just 5 minutes' walk away, offering easy connection to mainline services, and regular express buses to London and Bristol also stop here. Access to the M4/A48 is very easy, with North Road (A470) being just a few meters from the end of the street, and your journeys most likely being in the opposite direction to the main rush hour traffic. Also nearby are the University Hospital of Wales and the beautiful Roath Lake Park.


### PROPERTY SPECIALIST

**Mr Ramzy Bancroft**  
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Branch manager







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>	<b>70</b>	<b>79</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



















**HALLWAY**

**LIVING ROOM**

3.90 x 5.25 into bay (12'9" x 17'2" into bay)

**DINING ROOM**

3.45 x 4.50 (11'3" x 14'9" )

**CLOAKROOM / WC**

**KITCHEN DINER WITH LOUNGE AREA**

7.55 x 8.65 max (24'9" x 28'4" max)

**UTILITY ROOM**

3.14 x 1.95 (10'3" x 6'4")

**LANDING AREA**

**BEDROOM 1**

4.50 x 3.90 (14'9" x 12'9")

**ENSUITE**

**BEDROOM TWO**

3.48 x 4.00 (11'5" x 13'1")

**BEDROOM THREE**

3.30 x 3.40 (10'9" x 11'1")

**BEDROOM FOUR**

3.55 x 2.55 (11'7" x 8'4" )

**BATHROOM**

2.65 x 1.90 (8'8" x 6'2")

**REAR TERRACE**

3.20 x 3.60 (10'5" x 11'9")

**GARAGE**

**TENURE**

FREEHOLD and to include a 1/16th share of the management company owning and managing the communal land within Queen Anne Square. The annual maintenance fee for year 2025-2026 is £500 per household, which includes regular maintenance of the communal trees and grounds, roadway, street lighting, and even an autumn leaf collection for your front lawn.



Unique and outstanding detached Georgian-style residence, located in one of Cardiff's most exclusive, tranquil and sought-after locations.

Comments by Mr Ramzy Bancroft



# 19 Queen Anne Square, Cathays, CRF

Main Building: Interior Area: 2089.49 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross