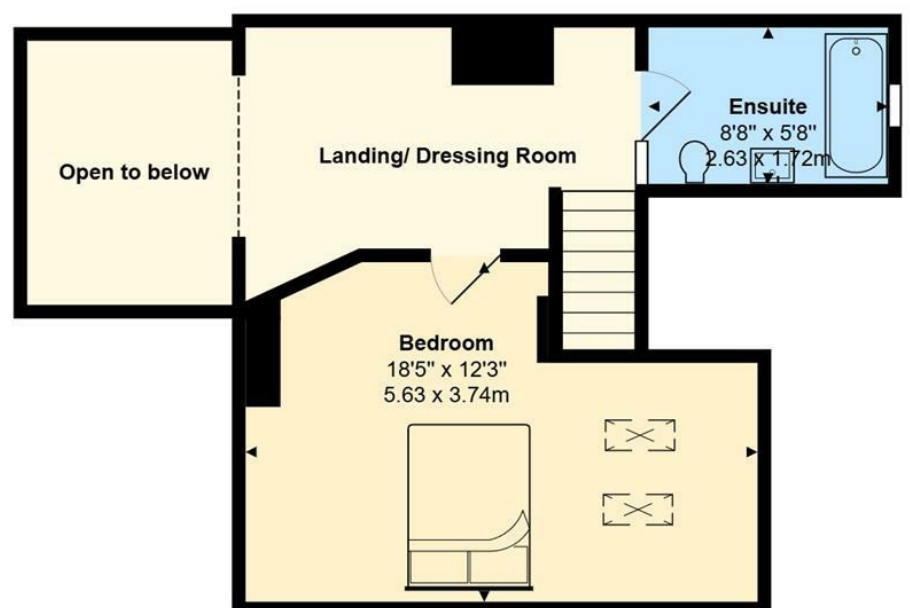


Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



CATHEDRAL ROAD
PONTCANNA



The Hamiltons

Total Area: 1001 ft² ... 93.0 m²

All measurements are approximate and for display purposes only



A rare opportunity to purchase a stunning two bedroom maisonette in a prime location, chain free.

Comments by - Mrs Ruby Ledley



CATHEDRAL ROAD

PONTCANNA, CF11 9FL - GUIDE PRICE - £450,000

 2 Bedroom(s)  2 Bathroom(s)  925.00 sq ft

Jeffrey Ross is excited to offer to the market this highly desirable and sought after duplex apartment located on Cathedral Road, Cardiff.

This showpiece apartment is part of a renovated Grade II listed building. This extraordinary property comprises entrance hall, lounge/dining room, open plan with stunning fitted kitchen, One double bedroom with Ensuite on the lower floor and a master suite with bathroom to the upper floor. The property further benefits an allocated private and secure parking space.

PROPERTY SPECIALIST

Mrs Ruby Ledley
02920499680
ruby@jeffreygross.co.uk
Valuer



Hallway

Kitchen / Living Room
5.77m x 4.27m (18'11 x 14)

Bedroom 1
3.56m x 5.03m (11'8 x 16'6)

En-Suite

Landing/Dressing Room

Bedroom 2
5.61m x 3.73m (18'5 x 12'3)

En-Suite

Communal Entrance

1 Allocated Car Park Space

School Catchment
Severn Primary School
Fitzalan High School (year 2024-25)

Ysgol Pwll Coch (year 2024-25)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

Service Charge
£1,780.71 Per Annum

Ground Rent
£250 per annum

EPC
RATING E

Council Tax
Band D

Tenure
Leasehold. This is to be confirmed by your legal representative.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	40
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



