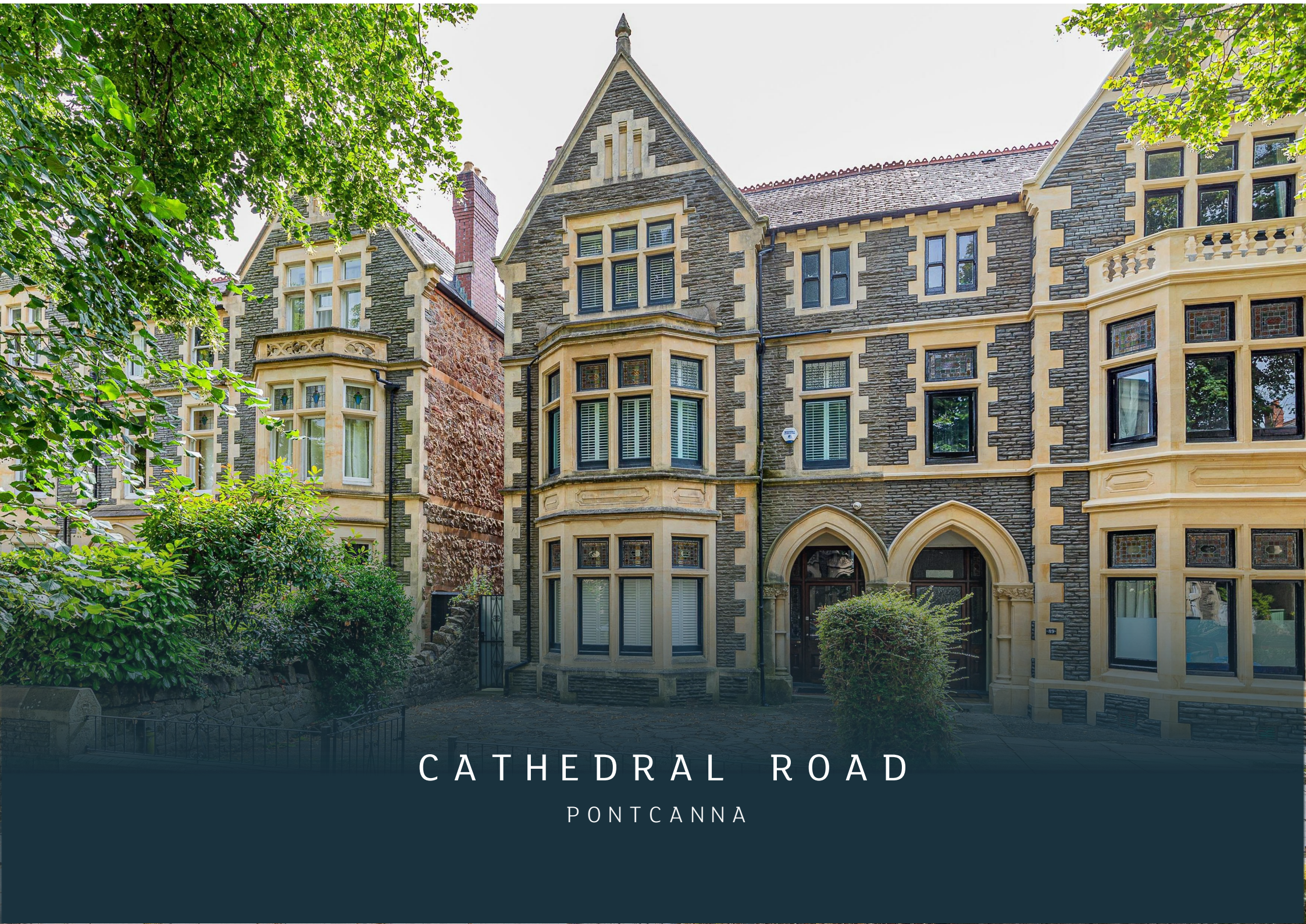


Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



CATHEDRAL ROAD  
PONTCANNA





All measurements are approximate and for display purposes only





Rare opportunity to acquire a semi detached Victorian home that boasts the majority of its original features as well as benefiting modernisation throughout.

Comments by - Mrs Ruby Ledley



## CATHEDRAL ROAD

PONTCANNA, CF11 9PG - GUIDE PRICE - £1,200,000



6 Bedroom(s)



3 Bathroom(s)



3317.00 sq ft

This remarkable house on Cathedral Road presents a unique opportunity to acquire a spacious and stylish home in one of Cardiff's most cherished locations. This impressive house offers a perfect blend of space, comfort, and elegance. Spanning an expansive 3,317 square feet, the property boasts six generously sized bedrooms, three reception rooms and a modern kitchen diner. With three well-appointed bathrooms catering to the needs of a busy household. The thoughtful design of the property ensures that comfort and convenience are at the forefront.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The layout of the house ensures that natural light flows throughout, creating a warm and welcoming atmosphere.

For those with vehicles, the property offers parking for up to four vehicles, a rare find in such a sought-after location.

Situated in the vibrant neighbourhood of Pontcanna, you will find yourself surrounded by an array of local amenities, including charming cafes, boutique shops, and beautiful parks. The area is well-connected to Cardiff city centre.

### PROPERTY SPECIALIST

**Mrs Ruby Ledley**  
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Valuer





- Hallway
- Lounge  
4.45m x 4.70m (14'7 x 15'5)
- Sitting Room  
4.09m x 4.75m (13'5 x 15'7)
- WC
- Dining Room
- Kitchen/Breakfast Room  
4.39m x 10.16m (14'5 x 33'4)
- Landing
- Bedroom 1  
6.22m x 4.67m (20'5 x 15'4)
- Bedroom 2  
4.09m x 4.60m (13'5 x 15'1)
- Shower Room
- Bathroom
- Bedroom 3

- Bedroom 4  
3.81m x 4.45m (12'6 x 14'7)
- Landing
- Bedroom 5  
4.09m x 4.65m (13'5 x 15'3)
- Bedroom 6  
4.09m x 4.47m (13'5 x 14'8)
- Shower Room
- Cellar
- Garden  
South West Facing. Low maintenance paved garden, with secure parking for 6 cars.
- EPC
- COUNCIL TAX  
BAND H
- School Catchment  
My English medium primary catchment area is Severn Primary School

My English medium secondary catchment area is Fitzalan High School (year 2024-25)  
My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25)  
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





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>	69	78
(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 