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CARDIFF

VALE

CAERPHILLY

BRISTOL







Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

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*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 the Homeowner









# Cathedral Road

*Pontcanna, Cardiff, CF11 9PG*

Guide Price  
**£1,200,000**

 6 Bedroom(s)  3 Bathroom(s)  3317.00 sq ft



Contact our  
***Pontcanna Branch***  
02920 499680

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.





Hallway	Bedroom 4 12'6 x 14'7 (3.81m x 4.45m)
Lounge 14'7 x 15'5 (4.45m x 4.70m)	Landing
Sitting Room 13'5 x 15'7 (4.09m x 4.75m)	Bedroom 5 13'5 x 15'3 (4.09m x 4.65m)
WC	Bedroom 6 13'5 x 14'8 (4.09m x 4.47m)
Dining Room	Shower Room
Kitchen/Breakfast Room 14'5 x 33'4 (4.39m x 10.16m)	Cellar
Landing	Garden
Bedroom 1 20'5 x 15'4 (6.22m x 4.67m)	South West Facing. Low maintenance paved garden, with secure parking for 6 cars.
Bedroom 2 13'5 x 15'1 (4.09m x 4.60m)	EPC
Shower Room	COUNCIL TAX
Bathroom	BAND H
Bedroom 3	School Catchment

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)







