PONTCANNA

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Comments by Mrs Ruby Ledley

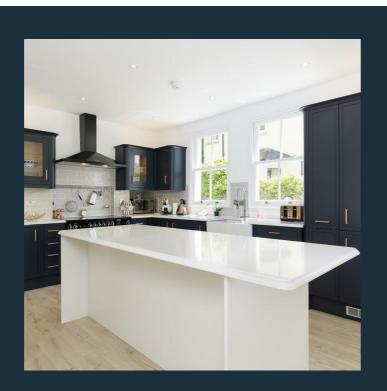


Property Specialist Mrs Ruby Ledley

ruby@jeffreyross.co.uk

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



All measurements are approximate and for display purposes only











Cathedral Road

Pontcanna, Cardiff, CF11 9PG

Guide Price

£1,200,000







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



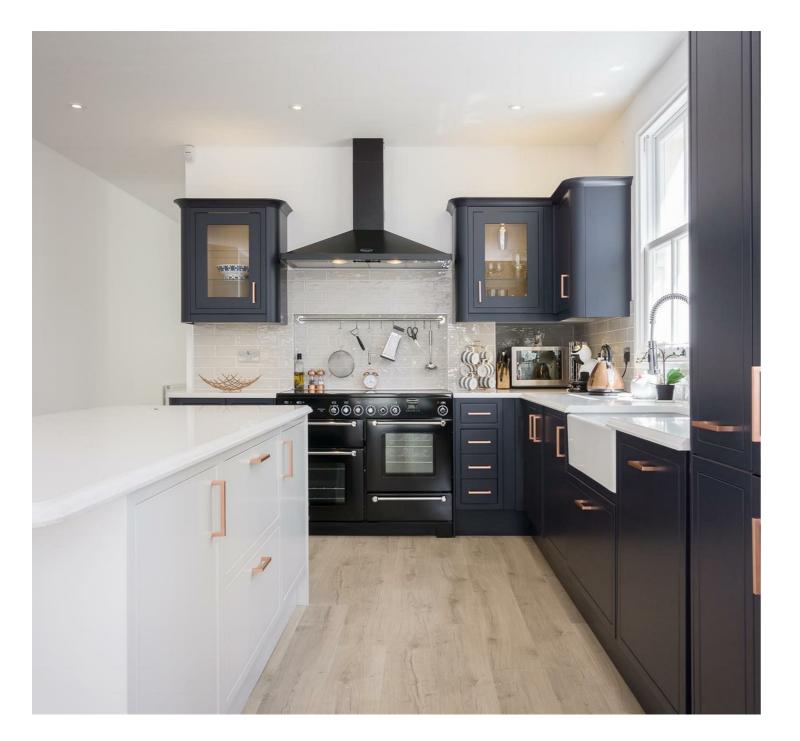
Contact our Pontcanna Branch 02920 499680

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 wellappointed 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
(4.39111 x 10.10111)	
	Garden
Landing	South West Facing. Low maintenance paved garden, with secure parking for 6 cars.
	parking for o cars.
Bedroom 1 20'5 x 15'4 (6.22m x 4.67m)	EPC
D 1 04015 4514 (4.00 4.60)	
Bedroom 2 13'5 x 15'1 (4.09m x 4.60m)	COUNCIL TAX
Cl. D	BAND H
Shower Room	

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)

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CARDIFF

Bathroom

Bedroom 3

VALE

CAERPHILLY

School Catchment

My English medium primary catchment area is Severn Primary School My English medium secondary catchment area is

BRISTOL









