



CATHEDRAL ROAD

PONTCANNA





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PONTCANNA, CF11 9FP - ASKING PRICE £325,000



2 bedroom(s)



2 bathroom(s)



717.00 sq ft

Jeffrey Ross are delighted to present this exceptional new build apartment located in the highly sought-after Cathedral Gardens development. Perfectly positioned on the ever-popular Cathedral Road in Pontcanna, the property is just a short stroll from the area's vibrant cafés, bars, and boutique shops, and only five minutes from Cardiff City Centre.

This beautifully finished apartment offers:

Spacious entrance hallway with a large storage cupboard

Modern family bathroom. Two double bedrooms, including:
A master bedroom with private balcony and a stylish en-suite shower room

Open-plan living area with a contemporary fitted kitchen and integrated appliances

Finished to an exceptionally high standard throughout, this apartment also benefits from one allocated parking space.

This is an outstanding opportunity to secure a premium property in one of Cardiff's most desirable locations.

PROPERTY SPECIALIST

Mr Ross Hooper-Nash

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Director







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

HALLWAY
1.37m x 3.58m (4'6 x 11'9)

LIVING ROOM/KITCHEN
10'6 x 23'2 (32'9""19'8" x 75'5""6'6")

STORAGE

BEDROOM 1
10'2 x 12'8 (32'9""6'6" x 39'4""26'2")

BEDROOM 2
10'6 x 10'11 (32'9""19'8" x 32'9""36'1")

BALCONY

EN-SUITE
7'11 x 5'7 (22'11""36'1" x 16'4""22'11")

BATHROOM
6'1 x 7'10 (19'8""3'3" x 22'11""32'9")

EPC
RATING C

SERVICE CHARGE
To be confirmed

GROUND RENT
Peppercorn

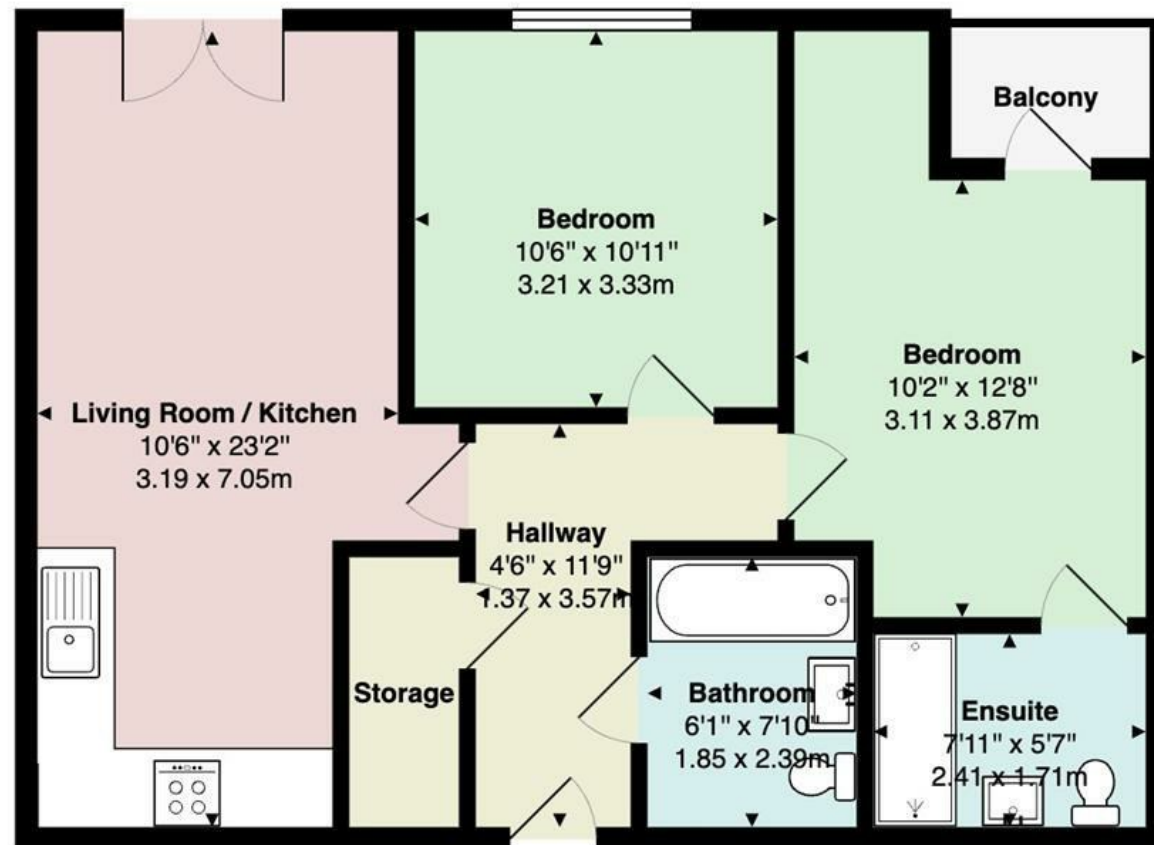
TENURE
Leasehold

COUNCIL TAX
BAND F

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Comments by Mr Ross Hooper-Nash



2 x bed, The Lane

Total Area: 717 ft² ... 66.6 m² (excluding balcony)

All measurements are approximate and for display purposes only

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Jeffrey Ross