Cathedral Road

PONTCANNA, CARDIFF, CF11 9HD

GUIDE PRICE £200,000

Hern & Crabtree

Cathedral Road

No Chain! Generous Off Street Parking! Newly Fitted Howdens Kitchen!

Positioned along one of Pontcanna's most recognisable and sought after addresses, this ground floor flat offers a balanced combination of space, practicality and location. The apartment is well arranged, with a natural flow from the entrance hall through to a bright bay fronted living space.

A standout feature of the home is the newly fitted Howdens kitchen, stylishly presented and designed with both functionality and modern living in mind, offering ample storage and workspace while seamlessly serving as a welcoming kitchen diner.

The bedroom sits quietly to the rear, providing a comfortable and private retreat, while the bathroom is neatly appointed and in keeping with the overall condition of the home. Storage has been carefully considered, with multiple cupboards enhancing day to day usability.

Externally, the property truly excels, benefiting from a rare and highly sought after generous off street parking area to the rear—a significant advantage in such a central Pontcanna location and ideal for multiple vehicles or visiting guests.

Pontcanna remains one of Cardiff's most desirable neighbourhoods, known for its tree lined streets, independent cafés and strong sense of community. The green open spaces of Bute Park are just a short walk away, offering miles of parkland along the River Taff, while the city centre sits within easy strolling distance. Excellent transport links are nearby, along with well regarded schools and a wide range of local amenities, making this an appealing choice for both owner occupiers and investors.

Approx 463.00 sq ft

Council Tax Band: D

Communal Entrance
Accessed via a well-kept communal hall, leading to the private entrance of the flat.

Entrance Hall
A welcoming entrance hall with intercom system, radiator and fitted floor mat. There is a large storage cupboard with space for appliances and linen shelving, along with an additional airing/storage cupboard. The hall features a gently curved ceiling and doors leading to all principal rooms.

Living Room
A bright and comfortable reception space with double glazed bay window to the front aspect, allowing for excellent natural light. Features include a coved ceiling, radiator and wood laminate flooring.

Kitchen/Diner
Arranged in an L-shape, the kitchen is fitted with a selection of wall and base units with worktops over. There is an integrated oven with ceramic hob and cooker hood above, along with space and plumbing for a washing machine and space for a fridge freezer. A one bowl sink with drainer sits beneath a double glazed window to the side. Finished with tiled splashbacks, vinyl flooring and radiator.

Bedroom
A well-proportioned double bedroom with double glazed window to the rear aspect, coved ceiling and radiator.

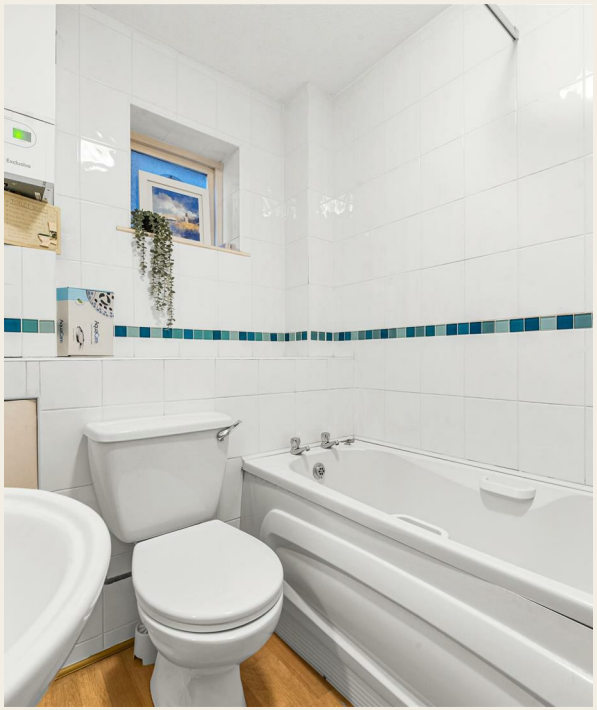
Bathroom
Fitted with a suite comprising bath with electric shower over, WC and wash hand basin. There is an obscure glazed window to the side, tiled walls, vinyl flooring and radiator. The Ideal gas combination boiler is wall mounted here.

Outside & Off Street Parking
To the rear of the property is a generous off street parking area providing ample resident parking.

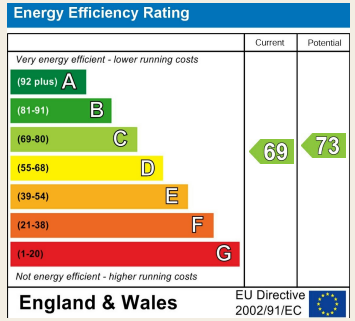
Additional Information
Council Tax Band D (Cardiff). EPC rating C.

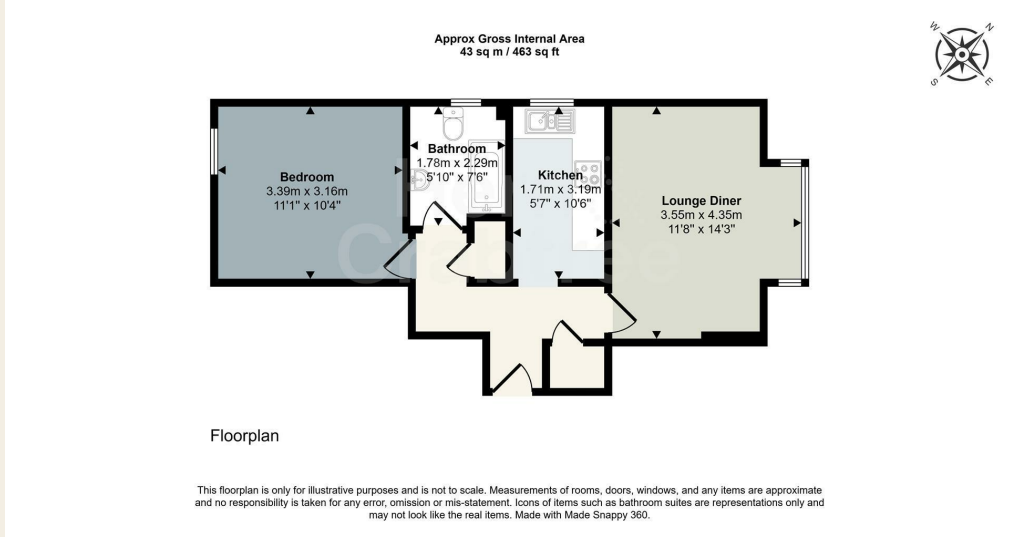
Tenure
Share of the freehold. 999 years from 2023 with 996 years remaining. £2,100 Annual service & maintenance charges.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.





Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.