

Cathedral Road

PONTCANNA, CF11 9LL

GUIDE PRICE £1,200,000

Hern & Crabtree



HERN & CRABTREE  
ESTABLISHED 1849

# Cathedral Road

This impressive seven-bedroom semi-detached residence on Cathedral Road is a home of remarkable scale, elegance and character.

From the moment you step inside, the sense of space is unmistakable. High ceilings, elegant bay windows and beautifully preserved period features create a light-filled and welcoming atmosphere throughout. The five reception rooms provide exceptional flexibility, offering everything from refined entertaining spaces to relaxed family areas, each brimming with charm and natural light.

The upper floors host seven generously sized bedrooms, ensuring comfort and privacy for family and guests alike. Three thoughtfully designed bathrooms combine style with everyday practicality, perfectly suited to modern living within a period home.

Ideally located on the ever-desirable Cathedral Road, the property sits just moments from the independent boutiques, cafés and restaurants of Pontcanna, with the city centre and nearby parks easily accessible. Excellent transport links, well-regarded schools and a strong local community further enhance the appeal.

Homes of this quality and proportion, set in such a prestigious location, are rarely available. Combining timeless character, generous living space and one of Cardiff's most sought-after addresses, this is a truly exceptional home designed to be enjoyed for years to come.



# 4457.00 sq ft

## Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Storm porch.

## Hallway

Enter via a tradition wooden glazed door to the front elevation with windows to the side and over. Coved ceiling. Ceiling rose. Dado rail. Two radiators. Stairs rising up to the first floor.

## Reception Room

Double glazed bay sash window to the front elevation with stained glass windows over. Coved ceiling. Ceiling rose. Electric fire with stone mantelpiece. Radiator. Double doors leading to the living room.

## Living Room

Double glazed French doors to the rear elevation with window over. Coved ceiling. Ceiling rose. Radiator. Double doors leading to the reception room.

## Shower Room

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity unit. Double shower quadrant with fitted shower over and glass splashback screen. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Sitting Room

Double glazed bay window to the side elevation. Fitted storage cupboard. Wooden laminate flooring. Radiator.

## Kitchen

Double glazed window to the side elevation. Wall and base units with marble worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated five ring gas hob with cooker hood over. Space for American style fridge freezer. Integrated double oven. Integrated dishwasher. Breakfast seating. Tiled flooring. Radiator. Squared off archway to the dining room.

## Dining Room

Tiled flooring. Radiator. Rear loft access hatch. Storage alcove with concealed gas combination boiler. Squared off archway to the kitchen. Double doors to the conservatory.

## Conservatory

Double glazed French door leading to the rear garden. Double glazed windows. PVC roof. Tiled flooring. Two radiators.

## Utility

Double glazed window to the side and rear elevation. Base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for tumble dryer. Space for further appliances. Vinyl flooring. Extractor fan.

## Basement

Stairs lead down from the hallway. Power and light. Radiator.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Dado rail. Stairs rising up to the second floor.

## Bedroom One

Double glazed bay and half sash windows to the front with stained glass windows over. Coved ceiling. Radiator. Fitted overbed storage and wardrobes.

## Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Fitted wardrobes. Radiator.

## Bedroom Three

Double glazed bay window to the rear elevation. Fitted overbed storage and wardrobes. Radiator. Rear loft access hatch.

## Bedroom Four

Double glazed window to the side elevation. Fitted storage cupboard with concealed gas combination boiler. Further fitted storage cupboard. Radiator.

## Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity unit. Jacuzzi bath. Shower quadrant with fitted shower over and glass sliding doors. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Matching bannister. Split level landing. Dado rail. Double glazed window to the rear elevation. Fitted storage cupboard. Stairs rising up to the loft.

## Bedroom Five

Double glazed sash windows to the front elevation. Two radiators.

## Bedroom Six

Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

## Bedroom Seven

Double glazed window to the side elevation. Radiator.

## Shower Room

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower quadrant with fitted shower over and glass sliding doors. Fitted storage. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Loft

Stairs rise up from the second floor landing. Double glazed skylight windows. Storage into eaves. Two radiators.

## Garden

Enclosed rear garden. Paved patio. Grass lawn. Outside light. Cold water tap. Side return. Pedestrian gate leading to the front aspect.

## Garage

Double glazed window. Power and light. Up and over roller garage door. Carport. Access to the rear lane.

## Additional Information

Freehold. Council Tax Band H (Cardiff). EPC rating D.

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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