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CARDIFF

VALE

CAERPHILLY

BRISTOL

Cathedral Road

PONTCANNA



Excellent home with stylish décor in a prime location.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

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Comments by the Homeowner



Total Area: 228.4 m² ... 2458 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Cathedral Road

Pontcanna, Cardiff, CF11 9JF

Guide Price

£900,000



6 Bedroom(s)



3 Bathroom(s)



2458.00 sq ft



Contact our
Pontcanna Branch

02920 499680

We are pleased to welcome to the market this wonderful 6 Bedroom house in the heart of Cardiff on the prestigious Cathedral Road. This stunning Victorian house offers a perfect blend of classic charm and modern convenience. With an impressive six bedrooms, this property is ideal for families or those seeking ample space for guests. The two spacious reception rooms provide a welcoming atmosphere, perfect for entertaining or relaxing with loved ones.

The house boasts three well-appointed bathrooms, ensuring that comfort and privacy are maintained for all residents. Throughout the property, original features have been lovingly preserved, showcasing the character and history of this beautiful home. At the same time, it has been sympathetically modernised to meet the needs of contemporary living, making it a truly unique find.

Situated in a prime location, residents will enjoy easy access to local amenities, parks, and the vibrant culture that Pontcanna has to offer. This property is not just a house; it is a home that combines elegance with practicality, making it a wonderful opportunity for anyone looking to settle in this sought-after area.





Hallway	Bathroom	My Welsh medium primary catchment area is Ysgol Pencae
Living Room 14'6 x 17 (4.42m x 5.18m)	Wet Room	
Snug 13'6 x 15'10 (4.11m x 4.83m)	Bedroom 4 13'5 x 12'9 (4.09m x 3.89m)	Also in the surrounding area there is Howells School, The Cathedral School & Llandaff Church of Wales Primary.
Dining Area 12'1 x 12'11 (3.68m x 3.94m)	Bedroom 5 11'6 x 13'3 (3.51m x 4.04m)	
Kitchen 12'1 x 13'10 (3.68m x 4.22m)	Bedroom 6 / Study 7'11 x 10'2 (2.41m x 3.10m)	
Utility Room	Bathroom 8'1 x 12'2 (2.46m x 3.71m)	
WC	EPC	
Landing	RATING - D	
Bedroom 1 19'8 x 17 (5.99m x 5.18m)	Council Tax	
Bedroom 2 13'9 x 12'9 (4.19m x 3.89m)	BAND	
Bedroom 3 11'2 x 12'4 (3.40m x 3.76m)	School Catchment	
Balcony/Roof Terrace	My English medium primary catchment area is Severn Primary School	
	My English medium secondary catchment area is Fitzalan High School	

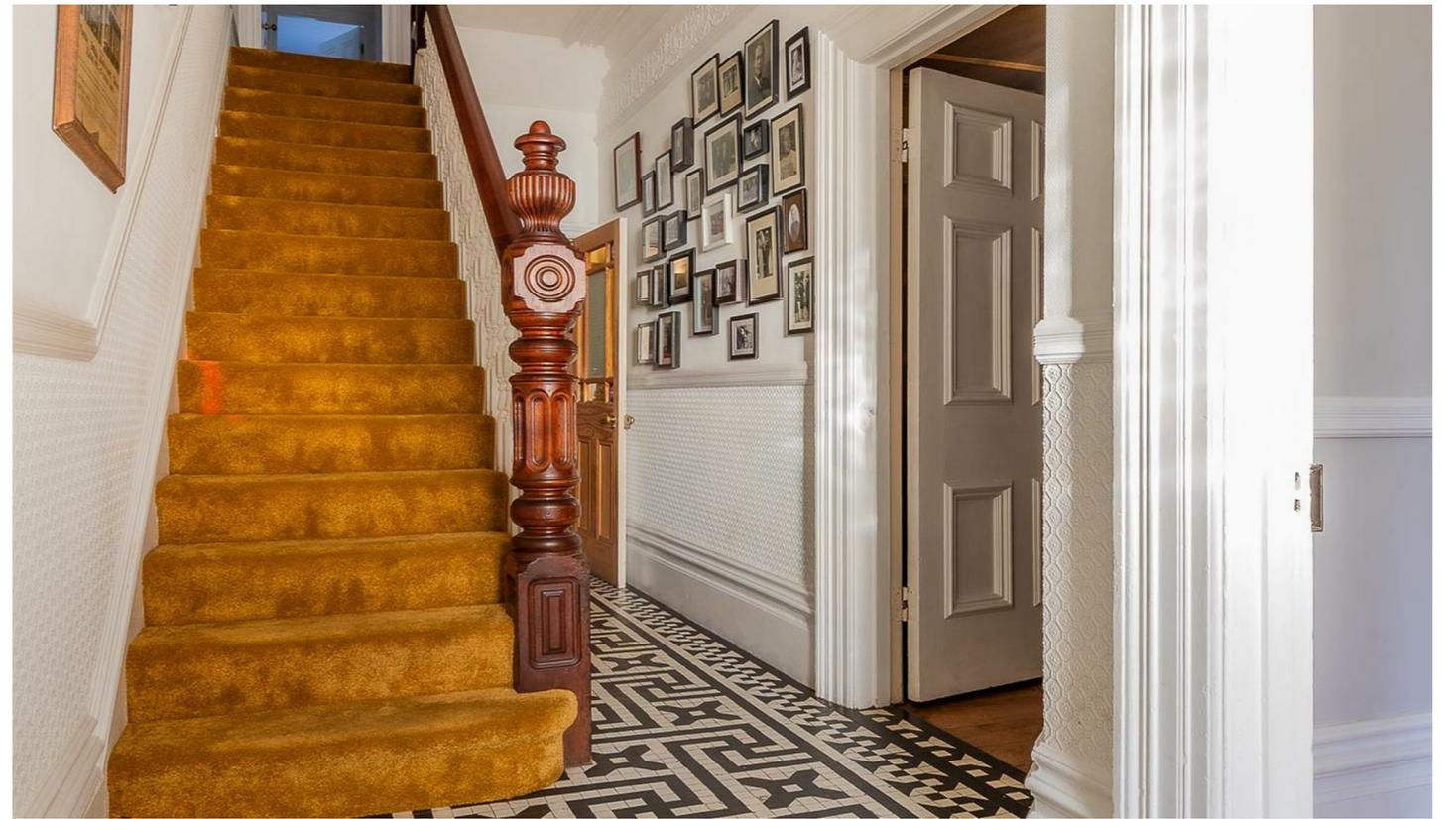
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

