# Cathedral Road

PONTCANNA, CF11 9LL

**GUIDE PRICE £1,100,000**

Hern & Crabtree

# Cathedral Road

Large, four storey - seven bedroom - home with garage & parking!

Set across four impressive storeys on the prestigious Cathedral Road, this striking seven-bedroom semi-detached residence effortlessly blends period grandeur with versatile modern living.

Beyond the entrance, the home immediately impresses with its exceptional proportions and abundance of natural light. Elegant bay windows, soaring ceilings and a wealth of retained original features combine to create interiors rich in character and warmth. Five beautifully appointed reception rooms offer remarkable versatility, perfectly suited to both formal entertaining and relaxed day-to-day family life.

Arranged over the upper floors are seven substantial bedrooms, providing ample accommodation for growing families, guests or flexible working arrangements. Three stylishly presented bathrooms have been thoughtfully designed to balance contemporary comfort with the home's timeless appeal.

Positioned on one of Cardiff's most distinguished residential roads, the property enjoys immediate access to more than 130 acres of picturesque Grade II-listed parkland leading towards Cardiff Castle. From scenic walks along the Taff Trail to international cricket at the Sophia Gardens Cricket Ground, the location offers an outstanding lifestyle in the heart of the city.

Rarely do homes of this scale, elegance and setting become available on Cathedral Road. Combining handsome period architecture, expansive accommodation and an exceptional address, this is a residence of enduring quality and distinction.

# Approx 4457.00 sq ft

## Council Tax Band: H

### 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.

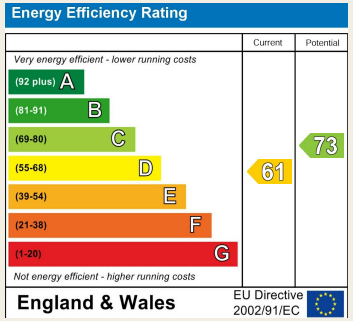
### Garden
Enclosed rear garden. Paved patio. Grass lawn. Outside light. Cold water tap. Side return. Pedestrian gate leading to the front aspect.

### 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
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.