www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



104-108 Cathedral Road

PONTCANNA



Stylish top floor apartment in the heart of Pontcanna that further benefits allocated parking to the rear.

Comments by Mrs Ruby Ledley



Property Specialist

Mrs Ruby Ledley

Valuer

ruby@jeffreyross.co.uk

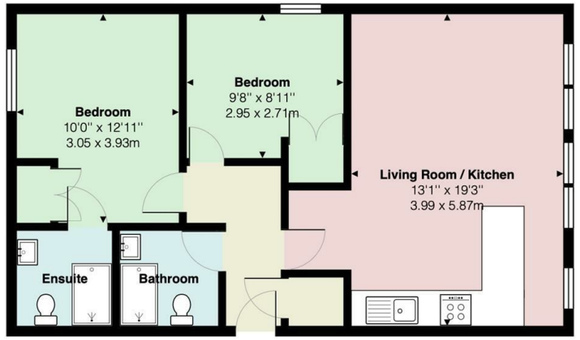




A stylish two-bedroom property in the popular Kestrel Mews development in Pontcanna, ideally located close to a fantastic range of local amenities and Cardiff City Cen

Comments by the Homeowner



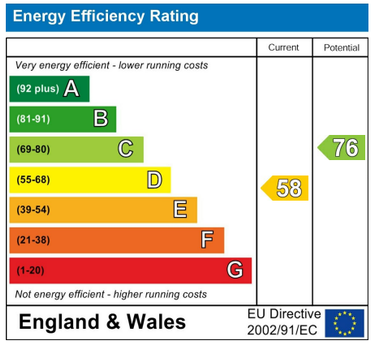


Kestrel Mews

Total Area: 650 ft² ... 60.4 m²

All measurements are approximate and for display purposes only





Hallway

Living Room / Kitchen 13'1 x 19'3 (3.99m x 5.87m)

Bedroom 1 10 x 12'11 (3.05m x 3.94m)

En-Suite

Bedroom 2 9'8 x 8'11 (2.95m x 2.72m)

Bathroom

Allocated Parking

For 1 Car

EPC

Rating

Council Tax

BAND

Tenure

Share of Freehold - This is to be confirmed by your legal representative.

Ground Rent

£200 per year

Service Charge

we have been advised that the service charge is £979.05 every 6 months
this is to be checked by your legal advisor.





104-108 Cathedral

Pontcanna, Cardiff, CF11 9LS

Guide Price

£375,000

2 Bedroom(s) 2 Bathroom(s) 652.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Jeffrey Ross is delighted to present this exceptional newly converted two-bedroom apartment, situated within the prestigious Kestrel Mews development on Cathedral Road.

Finished to an impeccable standard throughout, this stylish top-floor residence offers contemporary living in a highly sought-after location. The accommodation comprises a welcoming entrance hallway with a convenient storage cupboard housing the water heater and washing machine, a beautifully appointed family bathroom with a walk-in shower, and two spacious double bedrooms, both featuring fitted wardrobes. The principal bedroom further benefits from a sleek en-suite shower room.

The centrepiece of the home is the impressive open-plan kitchen and living space, thoughtfully designed to maximise both comfort and functionality. The high-specification kitchen includes integrated appliances such as a dishwasher and fridge-freezer, complemented by a breakfast bar and attractive views overlooking Cathedral Road.

Additional features include an integrated Bluetooth speaker system, an allocated parking space, and the advantage of being part of this exclusive and desirable development.

