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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Cathedral Road*

PONTCANNA



Comments by Mr Paul M Davies

**Property Specialist**  
**Mr Paul M Davies**  
Photographer / VR Specialist

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Comments by the Homeowner



**8, 127 Cathedral Road**

**Total Area: 97.5 m<sup>2</sup> ... 1049 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

# Cathedral Road

*Pontcanna, Cardiff, CF11 9PJ*

Asking Price

**£455,000**



2 Bedroom(s)



1 Bathroom(s)



806.00 sq ft



Contact our

***Pontcanna Branch***

02920 499680

We're delighted to present this exceptional two-bedroom top floor duplex apartment, set within a stunning Victorian villa in the highly sought-after area of Pontcanna. Combining period charm with contemporary living, this beautifully appointed home offers spacious and stylish accommodation arranged over two levels.

The property comprises a welcoming entrance hall, two generous double bedrooms, two well-appointed bathrooms, and an impressive open-plan living and dining area that creates the perfect space for both relaxing and entertaining. The modern fully fitted kitchen is thoughtfully designed and seamlessly integrates with the living space, while the striking vaulted ceiling enhances the sense of light, space and character throughout.

Further benefits include off-road parking to the rear of the property, double glazing, and electric heating, ensuring comfort and convenience year-round.

Ideally located in one of Cardiff's most desirable residential districts, this unique home offers an excellent opportunity to enjoy the vibrant lifestyle, independent cafés, restaurants and green spaces that make Pontcanna such a popular place to live.





**Kitchen/Living 15'5 x 27'10 (4.70m x 8.48m)**

**Bedroom 15'10 x 10'10 (4.83m x 3.30m)**

**Ensuite**

**Bedroom 16'1 x 9'11 (4.90m x 3.02m)**

**Bathroom**

**Tenure**

The property is offered on a new 999-year lease and at a peppercorn ground rent (nil financial ground rent payable). A service charge will be payable towards the maintenance, repair, management and insurance of the building and any communal areas, with full details to be confirmed.

**Service Charge**

TBC

**Ground Rent**

**EPC**

EPC - D

**Council Tax Band**

Council Tax Band - E

**Parking**

Parking space to the rear

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

