



KEY
EXECUTIVE
SALES

£325,000

Flat 2, Cathedral Road, Cardiff CF11 9LN



- Impressive two-bedroom apartment offering spacious, beautifully presented accommodation with a stylish contemporary finish throughout
- Prime Cathedral Road location, positioned on one of Cardiff's most sought-after residential streets and within easy reach of Pontcanna and the city centre
- Superb open-plan kitchen and reception room, creating a bright and sociable living space ideal for relaxing, dining and entertaining
- High-quality shaker-style fitted kitchen with an excellent range of cabinetry, generous work surfaces and integrated appliances
- Beautiful herringbone-style flooring throughout the principal living space, adding warmth and character to the contemporary interior
- Two well-proportioned bedrooms, both benefiting from neutral décor, fitted carpeting and excellent natural light
- Stylish contemporary bathroom finished with large-format tiling, a modern vanity unit, wall-hung WC and bath with overhead rainfall shower
- Bright and beautifully presented interiors with a tasteful neutral colour palette ready for a new owner or occupier to personalise

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. 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 Key Executive Sales. Key Executive Sales 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.



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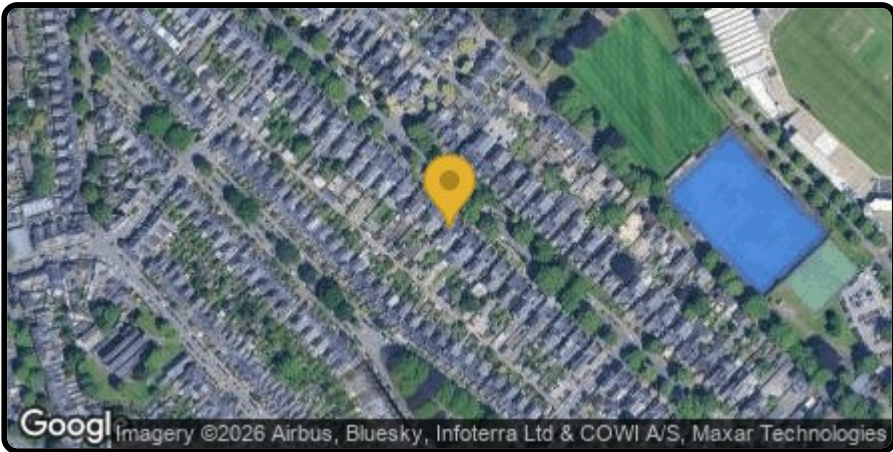
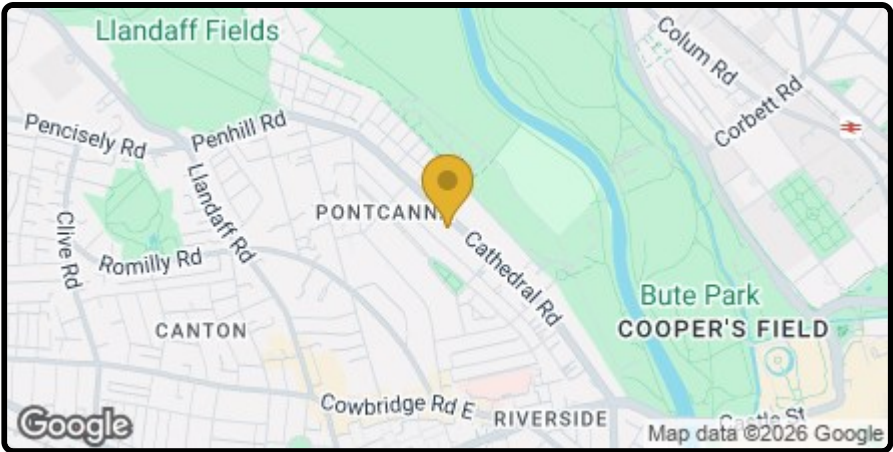
A stylish and beautifully presented two-bedroom apartment situated on the highly sought-after Cathedral Road, offering an attractive combination of contemporary living and period character.

The centrepiece of the property is the impressive open-plan kitchen and reception space, a bright and generously proportioned room with attractive herringbone-style flooring and excellent natural light. The modern fitted kitchen features an extensive range of shaker-style cabinetry, integrated appliances, generous worktop space and a substantial central island, creating an ideal setting for both everyday living and entertaining.

The accommodation further comprises two well-proportioned bedrooms, both finished in a clean, neutral style with fitted carpeting, together with a superb contemporary bathroom. The bathroom has been finished to a high standard, featuring large-format tiling, a wall-hung WC, modern vanity unit and a bath with overhead rainfall shower and stylish black fittings.

Throughout, the apartment benefits from a tasteful neutral décor, high ceilings and a blend of modern finishes and character details. The communal entrance is particularly impressive, retaining ornate period corning, decorative tiled flooring and traditional features that reflect the character of the building.

Located on Cathedral Road, the property occupies one of Cardiff's most desirable residential addresses, conveniently positioned for the amenities, cafés and restaurants of Pontcanna and within easy reach of Cardiff city centre.

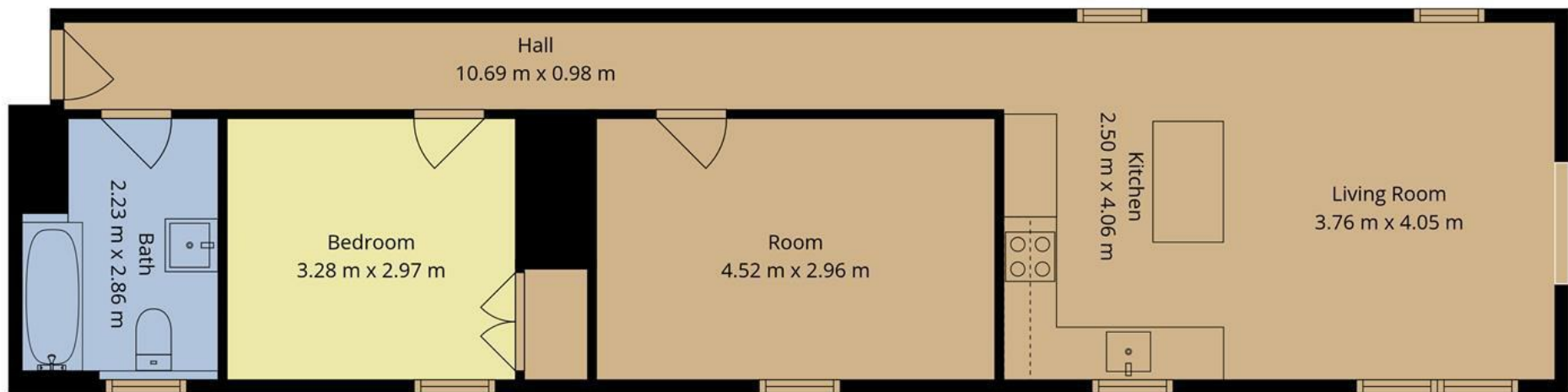


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863



TOTAL: 70 m2
1st floor: 70 m2
EXCLUDED AREAS: WALLS: 7 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.