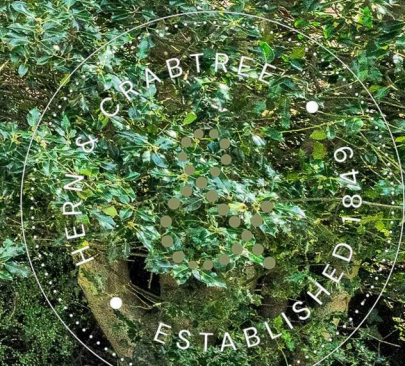


Cathedral Road

CARDIFF, CF11 9LQ

GUIDE PRICE £255,000

**Hern &
Crabtree**



Cathedral Road

Positioned on one of Cardiff's most recognised and sought after roads, this spacious ground floor flat offers an excellent opportunity for buyers looking to create a home of character and substance in the heart of Pontcanna.

Occupying a fine period building, the property retains a number of original features including coved ceilings, sash bay window, cornicing and picture rails, all of which contribute to the sense of space and period charm throughout. The accommodation is generous and well proportioned, with the added advantage of a basement level that provides valuable additional space suitable for a home office, studio or storage.

The property presents a rare opportunity for a buyer to personalise the space to their own taste and requirements. The inclusion of a garden further enhances the appeal, particularly in this central location where outdoor space is highly prized.

Pontcanna remains one of Cardiff's most desirable areas, known for its tree lined avenues, independent cafes, restaurants and artisan shops. Llandaff Fields and Bute Park are both within walking distance, offering extensive green space along the River Taff. The city centre is easily accessible on foot or by bicycle, while regular public transport links run along Cathedral Road and nearby Pontcanna Street. The area is also well regarded for its selection of primary and secondary schools, making it popular with a wide range of buyers.

This is a property with significant potential in an exceptional location, offered for sale with no onward chain.



1103.00 sq ft

Communal Entrance

Entered via communal front door leading into the building, with the flat positioned on the ground floor to the front.

Entrance Hall

A welcoming entrance hall with coved ceiling and radiator. Doors lead to the principal rooms, with an additional door providing access down to the basement and a further door leading out to the garden.

Living Room

A spacious living room with a sash bay window to the front aspect allowing for plenty of natural light. High ceilings with period cornicing and picture rail add character, complemented by a cast iron fireplace with wooden mantelpiece and radiator.

Bedroom

Double bedroom with double glazed wooden window to the rear aspect overlooking the garden. Period cornicing, radiator and laminate flooring.

Kitchen

Fitted with wall and base units with work surfaces over. Inset four ring electric hob with integrated oven. Plumbing for washing machine, space for fridge and freezer, integrated full length dishwasher. Tiled splashbacks, vinyl flooring, radiator, extractor fan and gas combi boiler. Double glazed wooden window to the side aspect.

Bathroom

Fitted with a bath with shower off the mixer tap, WC and wash hand basin. Tiled walls and floor. Double glazed obscure wooden window to the side aspect.

Basement

Accessed via stairs from the entrance hall and currently arranged as a useful office space. The basement is split into a small storage area and a larger basement room which benefits from some natural light, offering excellent additional space with potential for a variety of uses.

Garden

The property benefits from access to a garden area, providing outdoor space which is a rare feature for a property of this type and location.

Parking

One allocated parking space via electric gate and spaces for visitors cars.

Additional Information

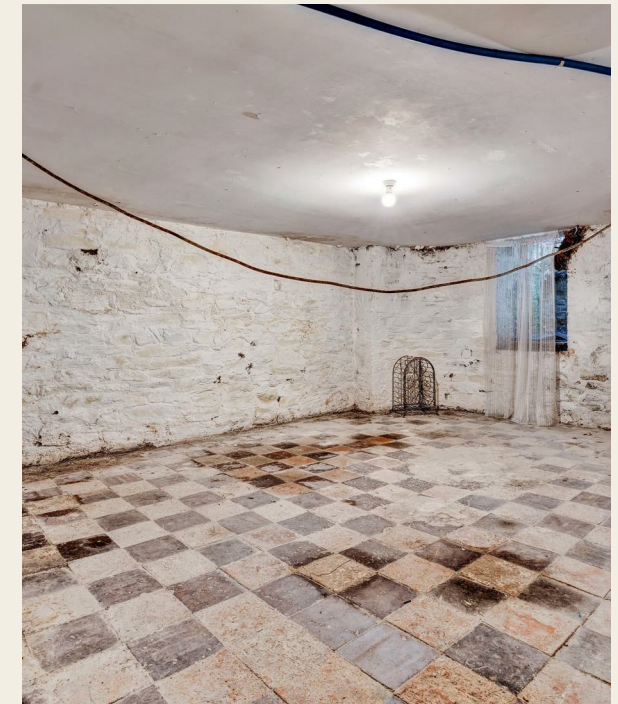
Council Tax Band E (Cardiff). EPC rating E.

Tenure

Share of the freehold. Currently, the property has a 99 year lease from 2002 however the vendor is looking to extend 999 years from 2002 with 975 years remaining. £50 Annual ground rent. £2,253.75 Annual service & maintenance charges.

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. 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.



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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		68
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

