

Cathedral Road

PONTCANNA, CARDIFF, CF11 9PJ

GUIDE PRICE £1,200,000

Hern & Crabtree

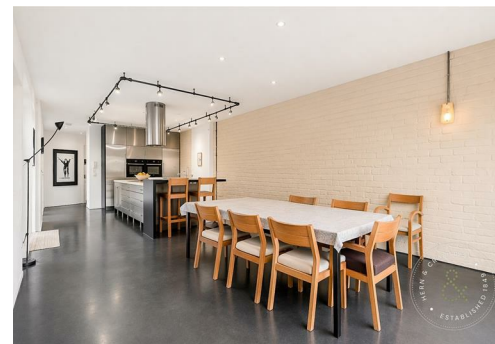


Cathedral Road

No Chain. Set along one of Pontcanna's most recognisable avenues, this handsome period house unfolds across three floors with a calm sense of proportion and light. Original features sit comfortably alongside later improvements, creating a home that feels both established and adaptable. The principal rooms are generous in scale, with high ceilings, large sash windows and a natural flow that lends itself to both everyday living and entertaining.

The kitchen and dining space forms a natural focal point, opening out to the garden and drawing in light throughout the day. Upstairs, the arrangement of bedrooms offers flexibility, whether for family life, guest accommodation or working from home. While the house has been thoughtfully maintained, there remains an opportunity for a new owner to refine and personalise over time.

Pontcanna continues to be one of Cardiff's most sought after neighbourhoods, known for its tree lined streets, independent cafés and strong sense of community. Nearby Pontcanna Fields and Sophia Gardens provide extensive green space, while the city centre is within comfortable reach on foot. Well regarded local schools, excellent transport links and access to Cardiff Central station make the location as practical as it is appealing.



3242.00 sq ft

Storm Porch

A traditional storm porch to the front with tiled detailing, providing a characterful entrance.

Entrance Hall

Entered via a wooden glazed door with etched glass, the hallway sets an immediate sense of period charm with black and white tiled flooring and a curved ceiling. Stairs rise to the first floor, with access beneath leading down to the basement. The hallway flows through to the kitchen diner.

Living Room

Accessed via tall French doors from the hallway, this elegant reception room enjoys a wood sash bay window to the front and a further window overlooking the rear garden. Features include coved ceilings, oak flooring and a cast iron wood burning stove set within the chimney breast on a stone hearth. A squared arch detail connects visually back to the hallway, allowing natural light to filter through.

Inner Corridor

A useful connecting space leading through to the kitchen diner, with doors to the cloakroom and utility.

Cloakroom

Fitted with WC and wash basin, with a double glazed window to the side. Houses the gas boiler and hot water tank.

Utility Room

Fitted with wall and base units, stainless steel sink and space and plumbing for appliances including washing machine and freezer.

Kitchen Diner

A sociable space forming the heart of the home, with underfloor heating and durable flooring running throughout. The kitchen is well equipped with twin ovens, integrated fridge and freezer, pull out larder storage and a central island with stone worktop and breakfast bar. A sunken stainless steel sink and induction hob with suspended extractor complete the space. French doors and additional side doors open out to the garden, bringing in excellent natural light.

Basement

Accessed from the entrance hall, providing a useful storage space housing electrics and meters.

First Floor Landing

With balustrade and stairs rising to the second floor.

Bedroom One

A spacious principal bedroom with bay window to the front, stripped wooden flooring, coved ceiling and wash basin.

Bedroom Two

Overlooking the rear, with stripped wooden flooring and coved ceiling. Door leads to:

En Suite Wet Room

A well appointed wet room with tiled walls and flooring, ceiling mounted rainfall shower, wash basin and storage. Double glazed windows to the side and underfloor heating controls.

Shower Room

Fitted with WC, wash basin and double shower, with part tiled walls and obscure glazed window.

Sitting Room / Office

From the landing. An adaptable space off the landing with double glazed window to the side and loft access. Door to Bedroom Three. Potential to wall off to create a further bedroom or separate space.

Bedroom Three

Accessed via the sitting room / office, with French doors to the rear and additional side window, along with stripped wooden flooring.

Second Floor Landing

A split level landing with skylight windows allowing excellent natural light, leading to further accommodation.

Laundry Room

Fitted with plumbing for washing machine, storage and shelving, with obscure glazed window to the side.

Shower Room

Comprising walk in shower, WC and wash basin with vanity, complemented by exposed timber flooring.

Upper Second Floor Landing

Bedroom Four

Positioned to the rear with stripped wooden flooring.

Bedroom Five

To the front with sash window and exposed flooring.

Bedroom Six

Also to the front with wooden window and exposed flooring.

Outside

Front

The front garden is enclosed by a low stone wall with railings and mature planting, creating an attractive approach.

Garden

To the rear, the garden offers a paved patio leading onto lawn with established shrubs, trees and borders. A side return provides access to the front.

Garage

A detached double garage with power and lighting offers valuable off street parking via electric up and over doors.

Additional Information

Freehold. Council Tax Band I (Cardiff). EPC rating D.

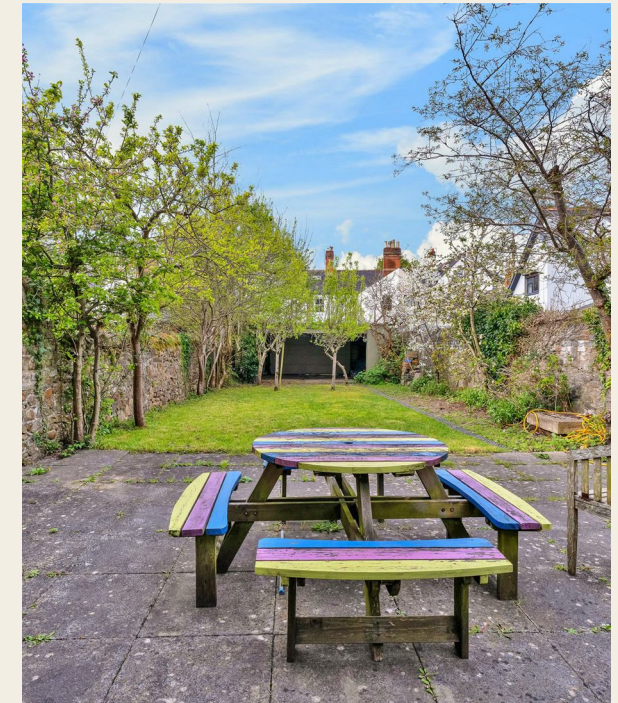
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(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	59	
England & Wales		EU Directive 2002/91/EC



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