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CARDIFF

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BRISTOL



Cathedral Road

PONTCANNA



Comments by Mr Luke Trezise

Property Specialist

Mr Luke Trezise

Senior valuer

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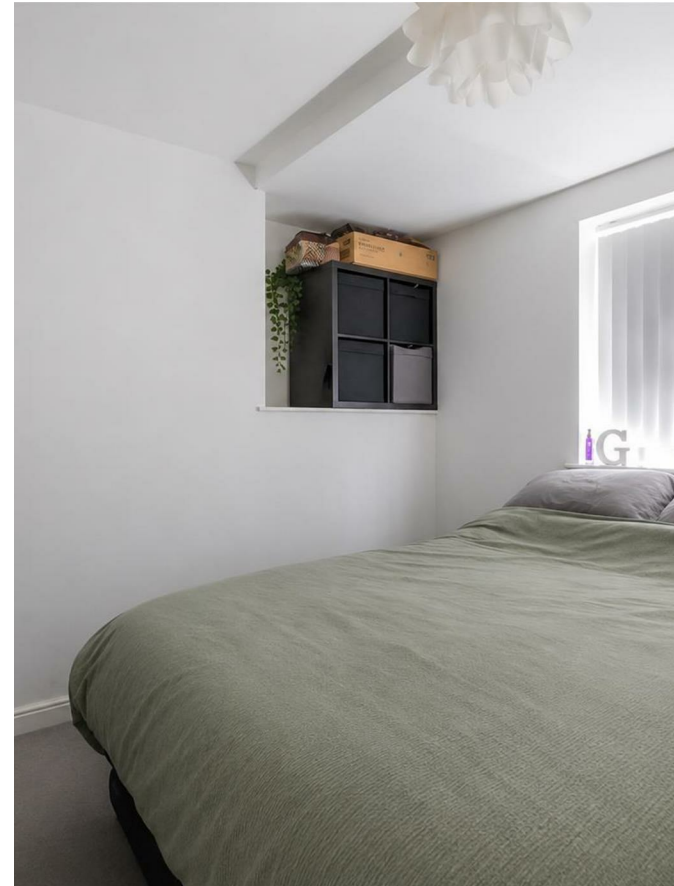


Comments by the Homeowner



127 Cathedral Road

Total Area: 42.5 m² ... 458 ft² (excluding decking)
All measurements are approximate and for display purposes only



Cathedral Road

Pontcanna, Cardiff, CF11 9PJ

Asking Price

£250,000



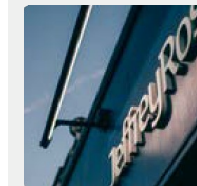
1 Bedroom(s)



1 Bathroom(s)



458.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Situated within an impressive detached Victorian villa on Cathedral Road, this beautifully presented ground floor apartment forms part of an exclusive development of just ten apartments created following a comprehensive conversion in 2020.

The accommodation comprises a spacious double bedroom, contemporary bathroom and an open-plan kitchen/living area with integrated appliances. A particular feature of the property is the private terrace, providing valuable outdoor space and an ideal area for relaxing or entertaining. Further Benefits from one parking space to the rear

A highly desirable location in the heart of Pontcanna, within walking distance of Cardiff City Centre, Sophia Gardens and the many cafés, restaurants and amenities that Cathedral Road has to offer.

Offered as part of a rare opportunity to acquire one of ten individually designed apartments within this landmark building.



Hall	Service Charge
Bedroom 10' x 11'3 (3.05m x 3.43m)	Service Charge TBC
Kitchen/Living Room 10'3 x 24'4 (3.12m x 7.42m)	Ground Rent
Bathroom 6'2 x 7'7 (1.88m x 2.31m)	£0
Terrace 11'2 x 7'10 (3.40m x 2.39m)	
Parking	
One parking space to the rear	
EPC	
EPC RATING D	
Council Tax Band	
Band D	
Tenure	
We have been advised by our client that the property is leasehold with 999 Years from This will need to be confirmed by your legal advisor.	



