Cathedral Road

PONTCANNA, CF11 9FQ

GUIDE PRICE £250,000

Hern & Crabtree



Cathedral Road

Occupying a position within the impressive Llys Sofia development on prestigious Cathedral Road, this beautifully presented one-bedroom ground floor apartment effortlessly combines the character of a grand Victorian conversion with the comfort and style of contemporary living. Finished to an excellent standard throughout, the property offers high ceilings, elegant proportions and a superb open-plan living space centred around a striking bay window, flooding the apartment with natural light.

The thoughtfully designed kitchen features a range of integrated Siemens appliances, shaker-style cabinetry and quartz worktops, seamlessly opening into the living and dining area to create an ideal space for both everyday living and entertaining. The generous double bedroom offers fitted mirrored wardrobes and plenty of room for additional furniture, while the luxurious bathroom has been finished with stylish herringbone tiling, brushed brass fittings and a shower over the bath.

Perfectly positioned between Pontcanna and the city centre, the apartment is just a short walk from Sophia Gardens, Bute Park and Llandaff Fields, together with the independent cafés, restaurants and boutiques that make Pontcanna one of Cardiff's most sought-after neighbourhoods. Cardiff city centre and excellent transport links are also within easy reach, making this an ideal home for professionals, first-time buyers or those seeking an elegant city base. The Cathedral Gardens development has become highly regarded for its blend of period architecture and high-quality modern apartments in one of Cardiff's most desirable locations.











Approx 511.00 sq ft

Council Tax Band: E

Entrance Hall
A welcoming entrance hall with high ceilings, attractive flooring and access to all accommodation. There is also a useful built-in storage cupboard, ideal for coats, shoes and household items.

Open-Plan Kitchen / Living / Dining Room
A bright and impressive open-plan living space featuring a beautiful walk-in double glazed feature bay window that fills the room with natural light and provides an excellent dining area. The living space offers generous room for both seating and dining furniture, making it ideal for relaxing or entertaining. The kitchen is fitted with a stylish range of shaker-style wall and base units with quartz work surfaces and matching upstands. Integrated appliances include a Siemens electric oven, Siemens combination microwave, Siemens induction hob with extractor hood over, together with an integrated dishwasher and fridge/freezer. An inset sink with drainer, under-cabinet lighting and recessed ceiling spotlights complete the space.

Bedroom
A spacious double bedroom with two tall double glazed windows allowing for plenty of natural light. The room comfortably accommodates a double bed alongside additional bedroom furniture and benefits from fitted mirrored sliding wardrobes providing excellent storage.

Bathroom
A beautifully appointed contemporary bathroom comprising a panelled bath with rainfall shower and additional handheld attachment, glazed shower screen, wall-mounted wash hand basin with vanity storage and concealed cistern WC. Finished with striking feature herringbone tiling, contrasting subway tiles, recessed lighting and a heated towel rail.

Storage
A generous built-in storage cupboard housing the hot water cylinder and EnviroVent ventilation system, whilst also providing space and plumbing for a washer/dryer, making it an ideal utility and storage area.

Communal Entrance
The development is accessed via an attractive communal entrance with a secure coded entry system and video intercom providing access to all apartments. The communal areas are exceptionally well maintained, creating a welcoming first impression.

Communal Gardens
The development is surrounded by well-maintained communal grounds with established planting and attractive landscaped areas. Residents also benefit from an attractive communal seating area to the rear of the apartment block, serving the wider Sofia Gardens development and providing a pleasant outdoor space to relax and enjoy the surroundings.

Tenure
Leasehold. 250 years from 2022 with 246 years remaining. £235 Annual ground rent. Approx £1,700 Annual service & maintenance charge.

Additional Information
Council Tax Band E (Cardiff). EPC rating D.

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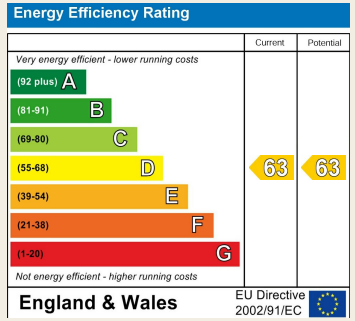



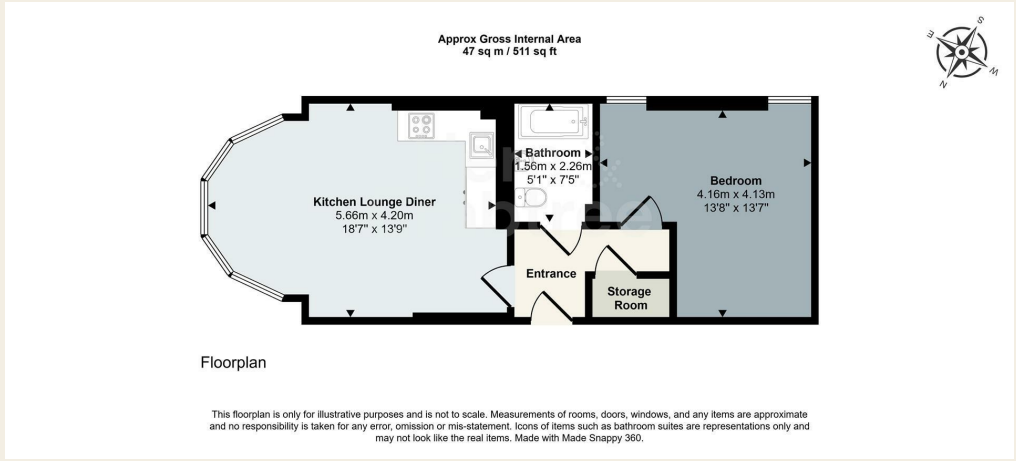



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