

FOR SALE



32 Cathedral Road

Pontcanna, Cardiff, CF11 9FS

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GUIDE PRICE

£375,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

731 SQ FT

SHARE OF FREEHOLD

NO ONWARD CHAIN

TWO BATHROOMS

ALLOCATED UNDERCROFT PARKING

TWO DOUBLE BEDROOMS

BALCONY



THE PROPERTY

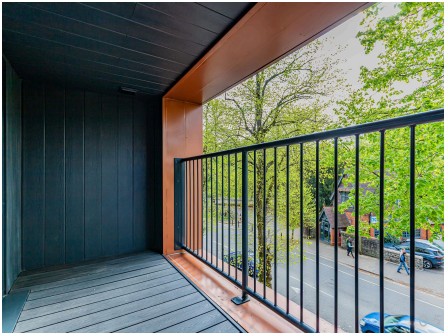
This beautifully presented two-bedroom apartment, complete with allocated parking, forms part of an impressive extension to the prestigious Cathedral Road Villa. Combining contemporary living with an enviable location, this exceptional property offers spacious and well-appointed accommodation throughout.

The apartment features two generous double bedrooms, including a superb principal bedroom with its own stylish en-suite shower room, providing a private and comfortable retreat. A modern family bathroom serves the second bedroom and guests alike. At the heart of the home is a bright and spacious open-plan kitchen, dining and living area, thoughtfully designed to create a sociable and versatile living space. Large doors lead directly onto a private balcony.

Further benefits include allocated parking and the significant advantage of being offered to the market with no onward chain, making it an attractive proposition for both owner-occupiers and investors seeking a straightforward purchase.

Ideally positioned in one of Cardiff's most desirable residential areas, the property enjoys a highly convenient central location. Cardiff city centre is within easy walking distance, providing access to a wide range of shopping, dining, entertainment and transport links. The vibrant neighbourhood of Pontcanna is also just moments away, renowned for its independent cafés, restaurants, boutiques, green spaces and thriving community atmosphere, making this an outstanding opportunity to enjoy the very best of city living in a sought-after setting.

INSIDE



ACCOMMODATION

KITCHEN / LIVING ROOM 7.12 x 4.11

BEDROOM 1 3.94m x 3.61m

EN-SUITE 1.45m x 2.72m

BEDROOM 2 2.92m x 3.00m

BATHROOM 2.13m x 2.13m

SERVICE CHARGE

£2,719 per annum

PROPERTY TYPE APARTMENT - PURPOSE BUILT

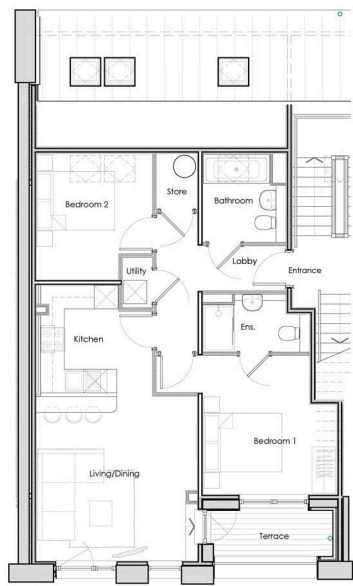
INTERNAL AREA 731 SQ FT

TENURE LEASEHOLD WITH SHARE OF FREEHOLD

COUNCIL TAX BAND F · ABOUT £2,908 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 76 · POTENTIAL 76

FLOORPLAN




SOPHIA MEWS
PONTCANNAN

NO.14

KITCHEN / LIVING /
DINING- 7.12M x 4.11M
BATHROOM - 2.14M x 2.14M
BEDROOM TWO - 2.93M x 3M
BEDROOM ONE - 3.95M x 3.61M
ENSUITE - 1.45M x 2.73M

SIZE - 67.9 M2 / 731 SQFT



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk