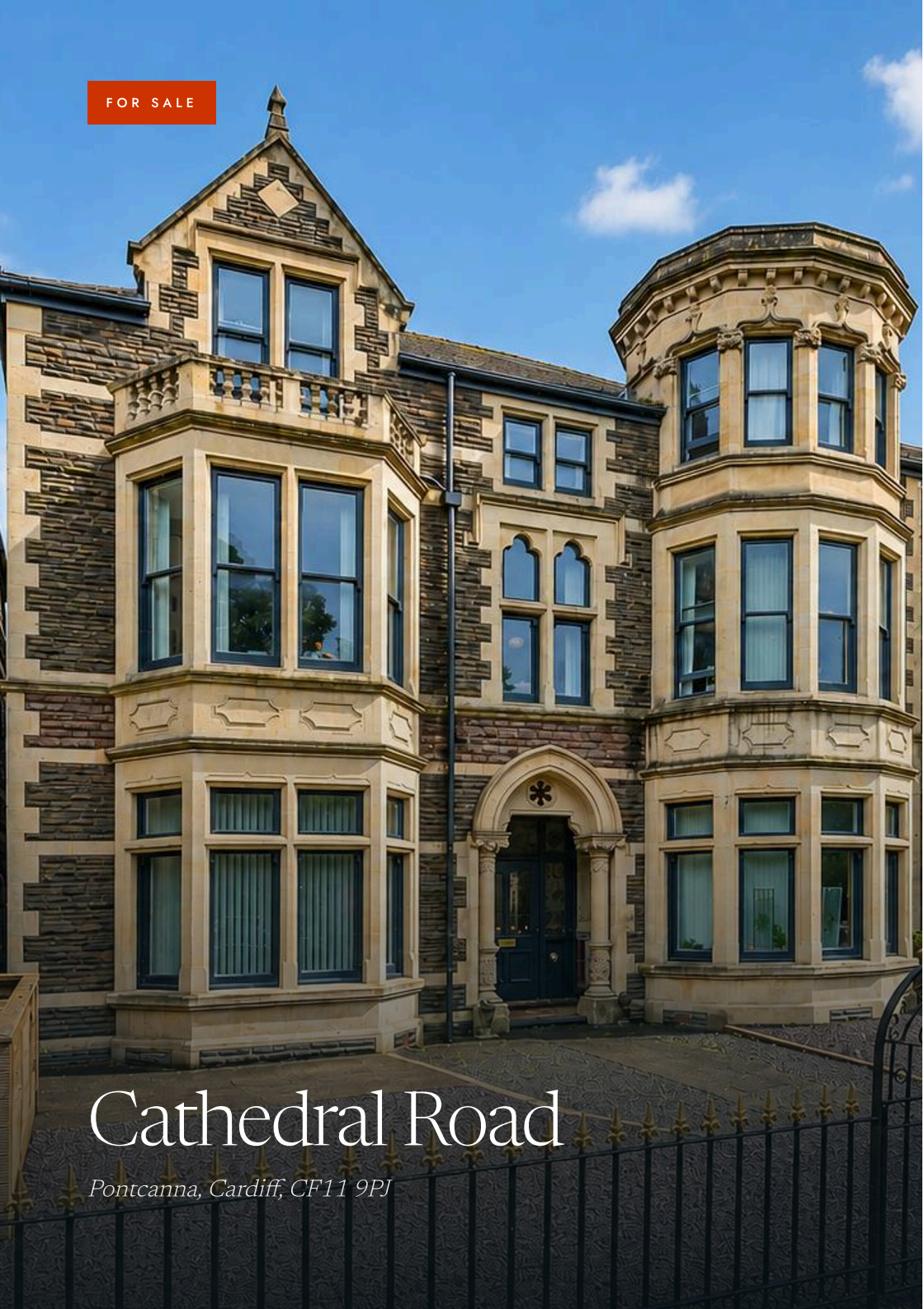


FOR SALE

Cathedral Road

Pontcanna, Cardiff, CF11 9PJ

PONTCANNA, CARDIFF

Cathedral Road

Pontcanna, Cardiff, CF11 9PJ

ASKING PRICE

£250,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

458 SQ FT

GROUND FLOOR

OUTSIDE SPACE

PARKING

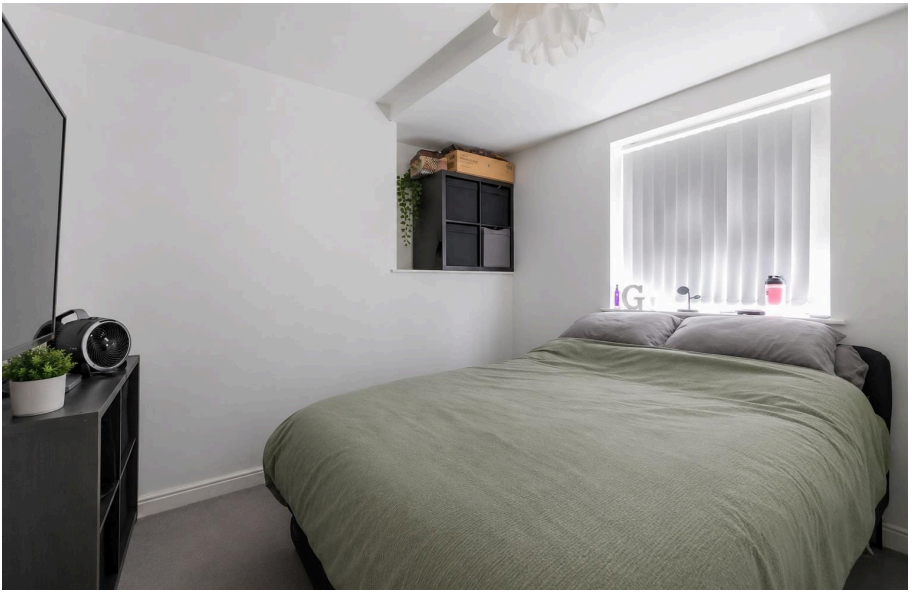
THE PROPERTY

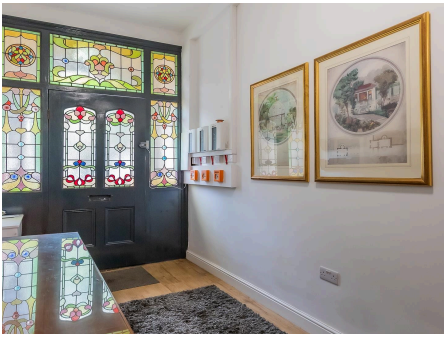
Situated within an impressive detached Victorian villa on Cathedral Road, this beautifully presented ground floor apartment forms part of an exclusive development of just ten apartments created following a comprehensive conversion in 2020.

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.

INSIDE





ACCOMMODATION

BEDROOM	3.05m x 3.43m
KITCHEN/LIVING ROOM	3.12m x 7.42m
BATHROOM	1.88m x 2.31m
TERRACE	3.40m x 2.39m

PARKING

One parking space to the rear

COUNCIL TAX BAND

Band D

SERVICE CHARGE

Service Charge TBC

GROUND RENT

£0

PROPERTY TYPE	FLAT - GROUND FLOOR
INTERNAL AREA	458 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	66 · POTENTIAL 66

FLOORPLAN

127 Cathedral Road

Total Area: 42.5 m² ... 458 ft² (excluding decking)

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

Luke Trezise

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

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

jeffreyross.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. jeffreyross.co.uk