

UNDER OFFER

# Cathedral Road

*Pontcanna, Cardiff, CF11 9LZ*

PONTCANNA, CARDIFF

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GUIDE PRICE

£315,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

805 SQ FT

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CHAIN FREE

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TWO DOUBLE BEDROOMS

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PRIVATE PARKING

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PRIME LOCATION

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805 SQFT



## THE PROPERTY

In the heart of Pontcanna, Cardiff, this exquisite flat at Plas Gwynt Mansions offers a harmonious blend of classic and contemporary design. Spanning an impressive 805 square feet, the property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a stylish urban retreat.

Upon entering, you are greeted by a welcoming Lounge & Kitchen that serves as the perfect space for relaxation or entertaining guests, with a view onto the ever popular Cathedral Road. The flat features two well-appointed bathrooms, ensuring convenience and comfort for all residents. The thoughtful layout maximises space and light, creating an inviting atmosphere throughout.

One of the standout features of this property is its prime location. Pontcanna is renowned for its vibrant community, with an array of cafes, restaurants, and parks just a stone's throw away. Residents can enjoy leisurely strolls along the picturesque streets or take advantage of the nearby amenities that enhance the quality of life in this charming neighbourhood.

Additionally, the property includes private parking for one vehicle, a valuable asset in this sought-after area. Offering both comfort and convenience in one of Cardiff's most desirable locations.

INSIDE



ACCOMMODATION

LOUNGE / KITCHEN 6.50m x 4.04m

BEDROOM 1 3.38m x 2.69m

EN-SUITE 2.79m x 1.24m

BEDROOM 2 3.10m x 2.69m

BATHROOM 2.79m x 1.75m

SERVICE CHARGE  
*£2846 per annum. Ground Rent £250 per annum.*

OFF ROAD PARKING  
*ALLOCATED*

PROPERTY TYPE FLAT/APARTMENT

INTERNAL AREA 805 SQ FT

TENURE LEASEHOLD

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

EPC RATING 62 · POTENTIAL 79

FLOORPLAN



Gwynt Mansions

Total Area: 74.8 m<sup>2</sup> ... 805 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

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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](https://jeffreygross.co.uk)