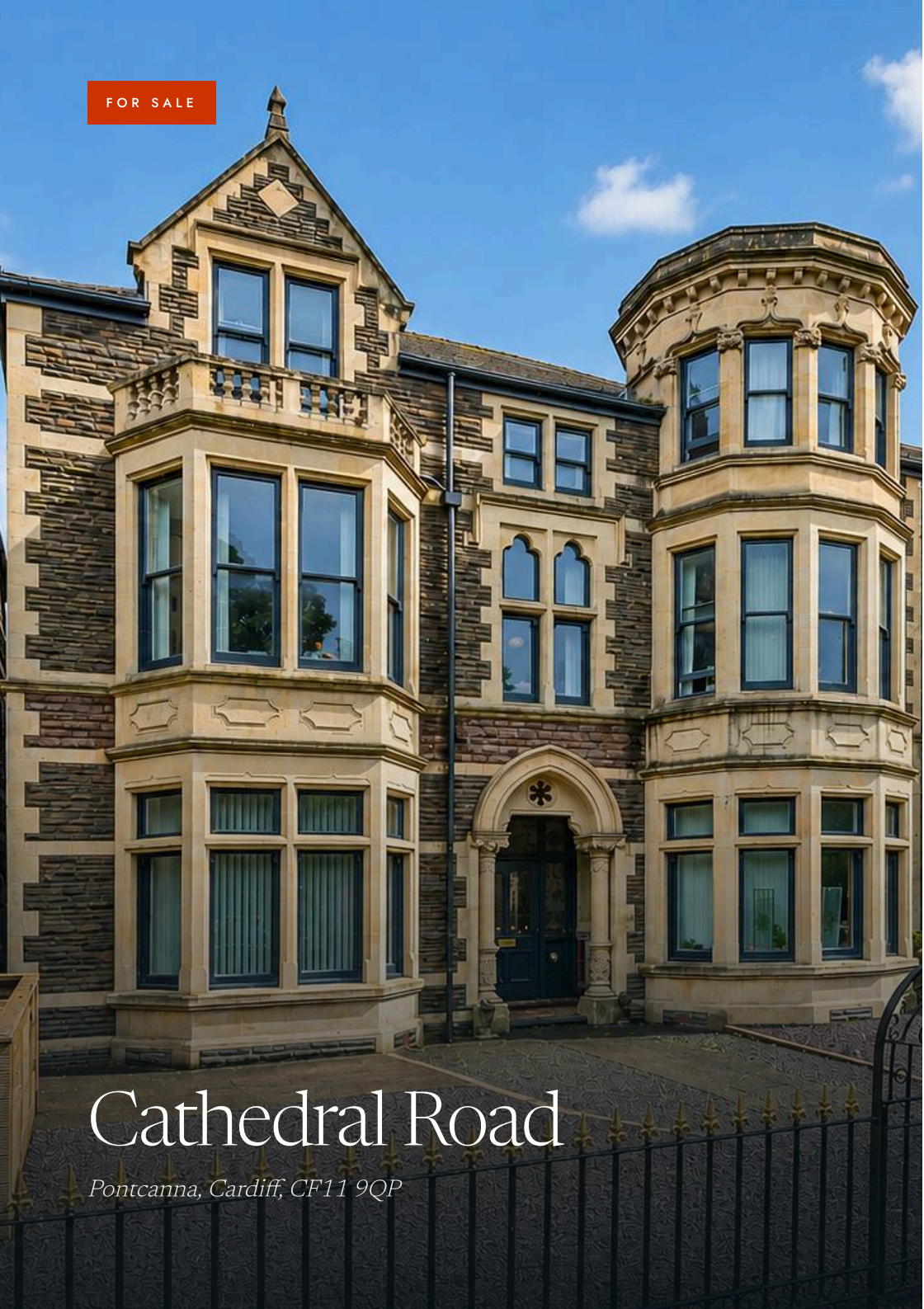


FOR SALE

Cathedral Road

Pontcanna, Cardiff, CF11 9QP

PONTCANNA, CARDIFF

Cathedral Road

Pontcanna, Cardiff, CF11 9QP

ASKING PRICE

£305,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

606 SQ FT

GROUND FLOOR

PARKING

OUTSIDE SPACE

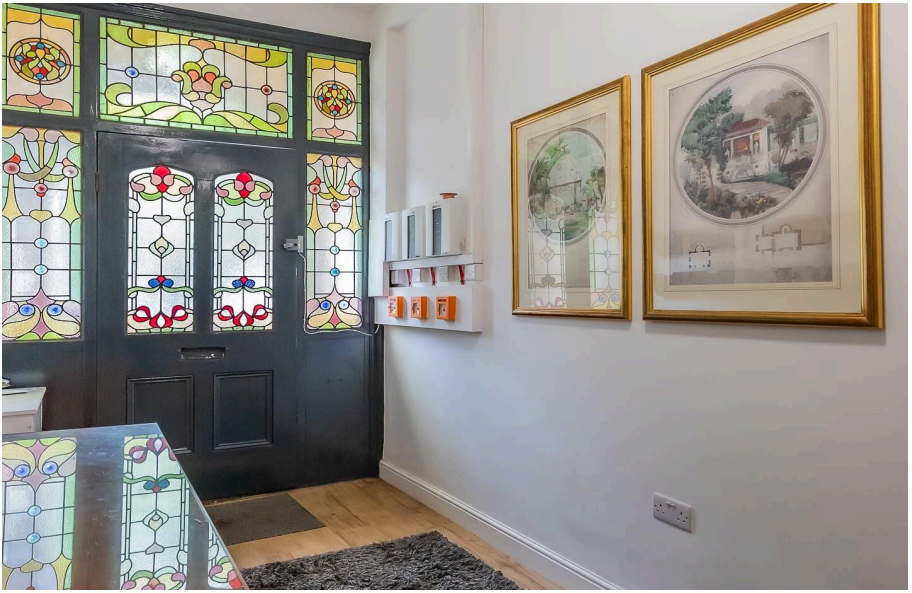
THE PROPERTY

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

The accommodation comprises two good size bedrooms, a contemporary bathroom with walk-in shower, and a generous open plan kitchen/living space with integrated appliances and direct access to a private decked terrace. The property also benefits from an allocated parking space to the rear.

The apartment is being offered as part of a rare opportunity to acquire one of ten individually designed apartments within this landmark building, ideally positioned 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.

INSIDE



ACCOMMODATION

BEDROOM	3.10m x 4.04m
BEDROOM	3.30m x 3.05m
KITCHEN/ LIVING ROOM	3.10m x 6.25m
BATHROOM	1.93m x 2.87m
TERRACE	3.40m x 2.69m

PARKING

1 Parking Space to the rear

SERVICE CHARGE

TBC

GROUND RENT

£0

PROPERTY TYPE	FLAT - GROUND FLOOR
INTERNAL AREA	606 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	65 · POTENTIAL 65

FLOORPLAN

127 Cathedral Road

Total Area: 56.3 m² ... 606 ft² (excluding decking)

All measurements are approximate and for display purposes only

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

Paul M Davies

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