

FOR SALE

Cathedral Road

Pontcanna, Cardiff, CF11 9PG

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GUIDE PRICE

£1,200,000

6 BEDROOMS

3 BATHROOMS

2 RECEPTIONS

3,317 SQ FT









THE PROPERTY

This remarkable house on Cathedral Road presents a unique opportunity to acquire a spacious and stylish home in one of Cardiff's most cherished locations. This impressive house offers a perfect blend of space, comfort, and elegance. Spanning an expansive 3,317 square feet, the property boasts six generously sized bedrooms, three reception rooms and a modern kitchen diner. With three well-appointed bathrooms catering to the needs of a busy household. The thoughtful design of the property ensures that comfort and convenience are at the forefront.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The layout of the house ensures that natural light flows throughout, creating a warm and welcoming atmosphere.

For those with vehicles, the property offers parking for up to four vehicles, a rare find in such a sought-after location.

Situated in the vibrant neighbourhood of Pontcanna, you will find yourself surrounded by an array of local amenities, including charming cafes, boutique shops, and beautiful parks. The area is well-connected to Cardiff city centre.

KEY FEATURES

CHAIN FREE

SIX DOUBLE BEDROOMS

MODERNISED THROUGHOUT WHILE RETAINING ORIGINAL FEATURES

OFF ROAD PARKING FOR 4 CARS

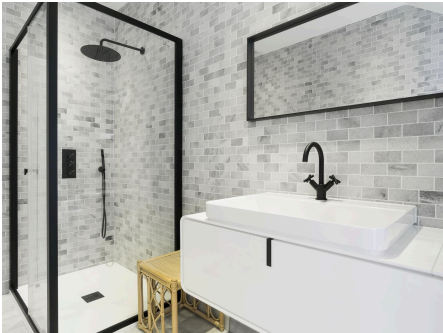
LANE ACCESS

PRIME LOCATION





INSIDE



Rare opportunity to acquire a semi detached Victorian home that boasts the majority of its original features as well as benefiting modernisation throughout.

THE OWNERS
PONTCANNA, CARDIFF



ACCOMMODATION

LOUNGE	4.45m x 4.70m
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SITTING ROOM	4.09m x 4.75m
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KITCHEN/BREAKFAST ROOM	4.39m x 10.16m
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BEDROOM 1	6.22m x 4.67m
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BEDROOM 2	4.09m x 4.60m
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BEDROOM 4	3.81m x 4.45m
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BEDROOM 5	4.09m x 4.65m
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BEDROOM 6	4.09m x 4.47m
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GARDEN

South West Facing. Low maintenance paved garden, with secure parking for 6 cars.

SCHOOL CATCHMENT

My English medium primary catchment area is Severn Primary School My English medium secondary catchment area is Fitzalan High School (year 2024-25) My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25) My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

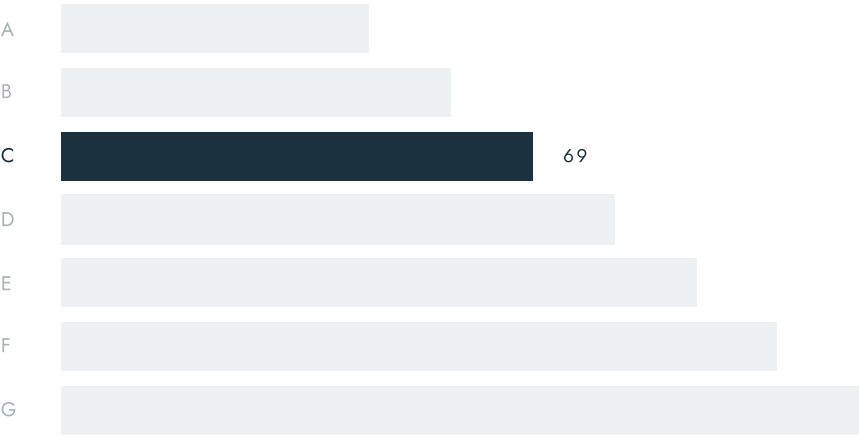
FLOORPLAN



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

Energy efficiency

Currently band C, with the potential to reach band C.



Rating 69 · potential 78. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE
INTERNAL AREA	3,317 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND H · ABOUT £4,026 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	69 · POTENTIAL 78

COME AND SEE IT

Arrange a viewing

*Our Pontcanna team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

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



SCAN TO SEE WHAT'S
NEAR YOU

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. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU