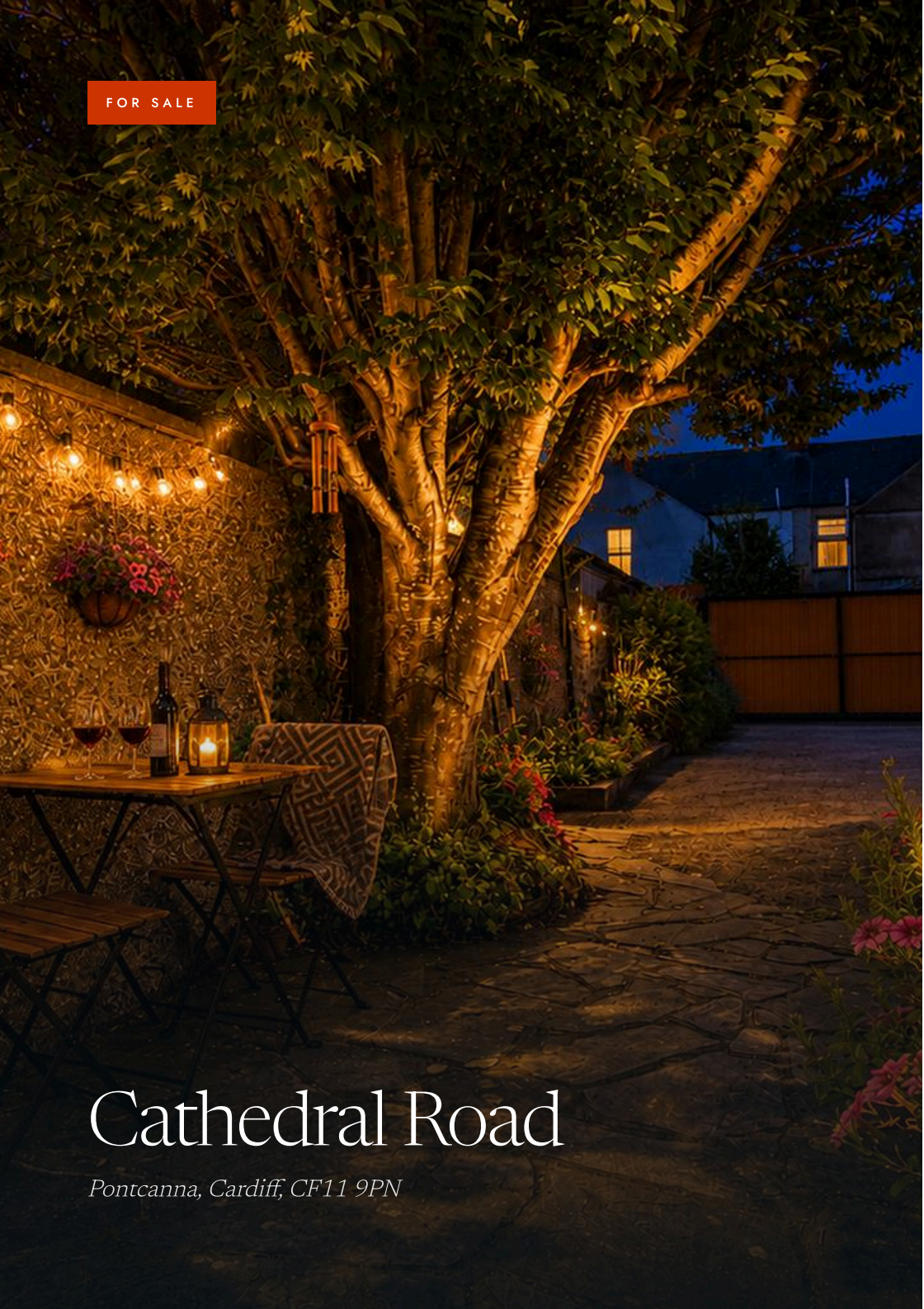


A nighttime photograph of a garden. A large, leafy tree stands in the center, its trunk illuminated by warm lights. To the left, a wall is covered in dense ivy and strung with warm white lights. A small table with two chairs is set up in the foreground, with a bottle of wine, two glasses, and a lantern on it. A patterned blanket is draped over one of the chairs. In the background, a modern house with large windows is visible under a dark sky. The overall atmosphere is cozy and inviting.

FOR SALE

Cathedral Road

Pontcanna, Cardiff, CF11 9PN

PONTCANNA, CARDIFF

Cathedral Road

Pontcanna, Cardiff, CF11 9PN

ASKING PRICE

£275,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

673 SQ FT

STYLISH MAISONETTE

COURTYARD GARDEN AREA

WALKING DISTANCE TO
PONTCANNA STREET

YOUR OWN FRONT DOOR.

673 SQFT

ALLOCATED OFF ROAD PARKING

VERSATILE LIVING



THE PROPERTY

Nestled in the charming area of Pontcanna, Cardiff, this delightful flat on Cathedral Road offers a perfect blend of modern living and convenience. Spanning an impressive 673 square feet, this versatile maisonette is ideal for individuals or couples seeking a stylish and comfortable home.

Upon entering, you are greeted by a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts a contemporary design throughout, with modern fittings that enhance its appeal. The stylish bathroom is a standout feature, offering a serene space to unwind after a long day.

One of the key highlights of this property is the off-road gated parking, providing peace of mind and convenience in a bustling area. The courtyard garden area adds a touch of outdoor charm, allowing for a private retreat to enjoy the fresh air.

With its prime location in Pontcanna, residents will benefit from a vibrant community filled with local shops, cafes, and parks, all within easy reach. This flat is not just a home; it is a lifestyle choice that combines comfort, style, and accessibility.

In summary, this modern flat on Cathedral Road is a rare find, offering a unique opportunity to live in one of Cardiff's most sought-after neighbourhoods. Whether you are looking to buy or rent, this property is sure to impress with its thoughtful design and prime location.

INSIDE



ACCOMMODATION

COMMUNAL ENTRANCE

GARDEN ACCESS

KITCHEN 3.39m x 3.07m

LIVING / DINING ROOM 5.07m x 3.95m

STORAGE 3.61m x 0.88m

BEDROOM 3.30m x 3.07m

BATHROOM 2.21m x 1.67m

COURTYARD GARDEN

PARKING

SERVICE CHARGES

LEASE DETAILS

PROPERTY TYPE FLAT - GARDEN

INTERNAL AREA 673 SQ FT

TENURE LEASEHOLD

COUNCIL TAX BAND D · ABOUT £2,013 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 64 · POTENTIAL 74

FLOORPLAN



Eaton House, 183, Cathedral Road, Pontcanna, CF11 9PN

Total Area: 62.5 m² ... 673 ft²

All measurements are approximate and for display purposes only



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



Elliott Hooper-Nash

DIRECTOR

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