FOR SALE

Cathedral Road

Pontcanna, Cardiff, CF11 9PN

PONTCANNA, CARDIFF

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ASKING PRICE

£275,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

673 SQ FT

STYLISH MAISONETTE

673 SQFT

COURTYARD GARDEN AREA

ALLOCATED OFF ROAD PARKING

WALKING DISTANCE TO PONTCANNA STREET

VERSATILE LIVING

YOUR OWN FRONT DOOR.

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 coutyard 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

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

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