

Cathedral Road

Pontcanna, Cardiff CF11 9JE



- Ground Floor Maisonette
- Massively Sought After

- Full Width Basement Room
- EPC - D

- Private Resident Parking
- Share of Freehold

Located on the corner of Cathedral Road & Feilo Street and situated within seconds of neighbouring Sophia Gardens is this spacious, bay fronted ground floor maisonette, forming part of a converted Victorian Townhouse and sold with no onward chain.

This wonderful abode has a wealth of original features and offers accommodation comprising the welcoming entrance hall with built in store cupboard, spacious living room with bay window and original cornicing, fitted kitchen, contemporary style shower room and two bedrooms.

The property also offers private residents parking to the rear of the building, a share of

Entrance Hall

Accessed via front door into spacious hall with built in store cupboard, window to side, radiator, dado rail and pull-up loft hatch. Doors to all rooms.

Living Room 20'11 into bay x 12'8 max
(6.38m into bay x 3.86m max)

Box bay window to front with original stained glass panels and wood panelled surround. Original cornicing, picture rail, two radiators, TV aerial point, power points and electric fire with wooden mantle, marble surround and hearth.

Kitchen 9'5 x 7'2 (2.87m x 2.18m)

Fitted kitchen with 'high gloss' wall cupboards and base units with complementing worktops over and stainless steel sink unit with drainer. Integral electric oven with four ring gas hob and cooker hood over plus space for white goods. Tiled splash backs, power points, tiled floor, wall mounted 'combi' boiler and window to side.

Bedroom One 14' max x 9'7 (4.27m max x 2.92m)

Window to side, radiator and power points.

Bedroom Two 12'11 max x 7'5 (3.94m max x 2.26m)

Window to rear, built in wardrobe, radiator and power points.

Shower Room

Comprising a low level w.c, pedestal wash hand basin and walk in shower with tiled splash backs. Extractor, tiled floor and radiator.

Basement

Spacious basement with original quarry tiled



floor, radiator. Ideal for use as cinema/games room or study.

Parking

Garage with parking for one vehicle.

Tenure

The property is LEASEHOLD with an equal share of the FREEHOLD TITLE. The lease has in excess of 990 years remaining. No service charge is payable. Shared insurance premium is approx' £300.00 per year. We recommend that you verify this information with your legal representative.