

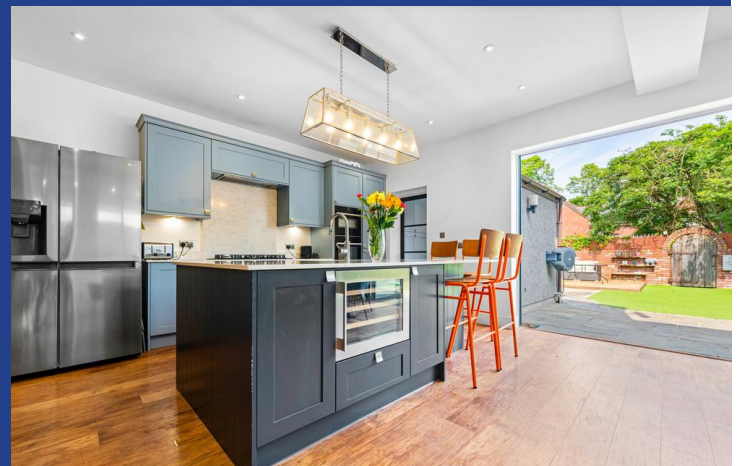
Cathedral Road, Pontcanna, Cardiff, CF11 9LN



Estate Agents and
Chartered Surveyors

Asking Price Of

£1,100,000



Semi-Detached House

6

4

4

3

Property Description

RARELY AVAILABLE, SEMI-DETACHED, SIX BEDROOM, THREE-STOREY HOUSE ON THE MUCH FAVOURED CATHEDRAL ROAD MGY are delighted to bring to market this gorgeous semi-detached house situated in the heart of Pontcanna. The property is well presented and has the perfect balance between modern and some beautiful original features. The accommodation is split over three floors and briefly comprises three reception rooms, kitchen/dining, downstairs shower room, six bedrooms, two bathrooms and en-suite. The property further benefits from having three parking spaces which is accessed via electric gate. The property is also set in delightful gardens. *Viewing highly recommended*

Tenure Freehold

Council Tax Band H

Floor Area Approx 3,100 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The affluent suburb of Pontcanna has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times and the prestigious Cathedral Road is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population. Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite and the area was formerly home to the Welsh studios of HTV and S4C's headquarters. Located on the edge of the City Centre, Pontcanna gives easy access to the town centre as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, just across the road from the subject property. The Principality Stadium is also a short distance.

RECEPTION HALL

Entered via large wooden door with feature patterned glass. Original tiled flooring in pristine condition, deep skirting boards, ornate coving and decorative ceiling. Stairs with ornate wooden balustrades leading to first floor. Central heating radiator, power points. Secondary glass and panelled doors throughout leading to lounge and kitchen/living/dining area.

LOUNGE

20' 9" x 15' 1" (6.35m x 4.62m)

Large double-glazed sash bay window to front. Laminate flooring. Deep skirting boards, ornate coving and ceiling rose with two pendant light fittings. Power points.

SITTING ROOM

15' 5" x 13' 8" (4.72m x 4.17m)

Continuation of laminate flooring from the lounge area. Deep skirting boards, ornate coving and two pendant light fittings. Power points. Door leading to lobby and kitchen/dining/living area.

SHOWER ROOM

White three piece suite comprising; Wash hand basin set in vanity unit, low level WC and fitted glass door cubicle with mains shower. Tiled flooring. Heated towel rail.

KITCHEN/DINER/LIVING

31' 9" x 22' 6" (9.68m x 6.88m)

A lovely size kitchen/diner/living area well designed and appointed contemporary kitchen featuring a Sigma 3 bespoke kitchen island with room for seating. Space for American fridge freezer, integrated dish washer and integrated extractor oven with shelving above plus built in eye level double ovens and grill. Integrated five ring Bosch gas hob with stainless steel extractor above, splashbacks. White work surfaces incorporating inset sink and drainer with Quooker mixer tap. Integrated wine cooler. Power points. Secondary glass and panelled door leading into;

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UTILITY ROOM

11' 6" x 6' 9" (3.53m x 2.06m)

Laminate flooring continued from the kitchen/dining/living area. Stainless steel sink with drainer and mixer tap over. Double-glazed window to rear. Plumbing for washing machine and ample storage. Power points.

CELLAR

Access via hall

FIRST FLOOR LANDING

BEDROOM ONE/FAMILY ROOM

20' 11" x 20' 8" (6.38 maxm x 6.32m)

A good sized principal double bedroom overlooking the entrance approach, with large bay window to front, with double glazed sash window to front elevation currently used as an additional lounge. Deep skirting boards. Coving to ceiling. Picture rail. Feature walnut style flooring. Three radiators.

DRESSING ROOM

13' 8" x 7' 8" (4.17m x 2.36m)

A generous size room, which would lend itself perfectly as a dressing room, with direct access to a spacious bathroom. Double glazed window to the side elevation. Coving to the ceiling. Radiator. Feature flooring. Deep skirting boards.

EN-SUITE

13' 6" x 7' 3" (4.14m x 2.21m)

White four piece suite comprising corner bath, pedestal wash hand basin, low level WC and fitted double shower cubicle. Stripped wooden flooring. Double glazed obscure window to rear. Tiled walls. Picture rail. Radiator.

BEDROOM TWO

16' 6" x 13' 5" (5.03m x 4.11m)

A light and spacious second double bedroom with double glazed picture window to rear aspect overlooking the landscaped garden. Radiator. Traditional decorated high ceiling with ceiling rose and ornate coving. Picture rail. Radiator. Deep skirting boards.

BEDROOM THREE

11' 10" x 10' 4" (3.61m x 3.15m)

Another spacious double bedroom with stripped wooden flooring. Deep skirting boards. Radiator. Loft access. Double glazed window to the rear elevation. Half glazed wood door to the landing.

JACK AND JILL BATHROOM

A good size family bathroom, four piece suite comprising panelled bath with mixer taps and shower attachment, fitted shower cubicle with electric shower, WC and pedestal wash hand basin. Part tiled walls, stripped wooden flooring. Obscure double glazed window to the side elevation. Electric shaving point.

BEDROOM FOUR

10' 0" x 6' 5" (3.07m x 1.98m)

Skylight window. Power points. Texture ceiling.

SECOND FLOOR LANDING

BEDROOM FIVE

13' 8" x 8' 9" (4.17m x 2.67m)

Another spacious bedroom with with double glazed window to the rear elevation. Textured ceiling. Coving to the ceiling. Radiator. Power points.

BEDROOM SIX

10' 0" x 6' 5" (3.07m x 1.98m)

A well-proportioned bedroom with sash window to front with shutters, radiator and power points.

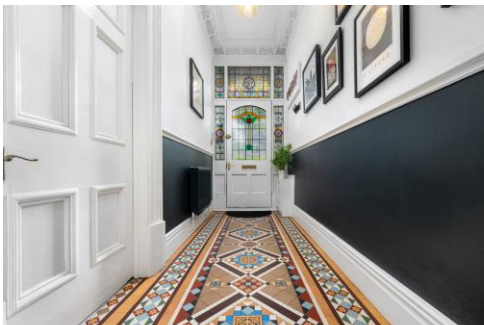
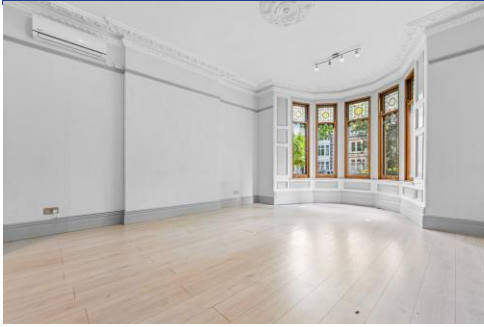
SHOWER ROOM

A contemporary style shower room with fitted shower cubicle with mains rainwater style shower, wash hand basin set into vanity unit and WC. Feature flooring. Heated towel radiator. Spotlights to the ceiling. Coving to the ceiling. Double glazed window to the side elevation.

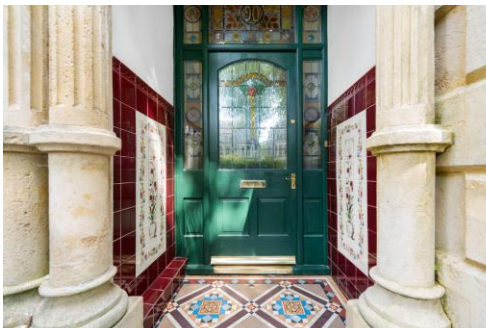
OUTSIDE

To the front of the property is a traditional attractive garden laid to slate chippings with ornate wrought iron fencing and pathway leading to the front of the house. To the rear of the property is a stylish, landscaped garden with red brick walling, decked sun terrace and rear lane access. Outside lighting.

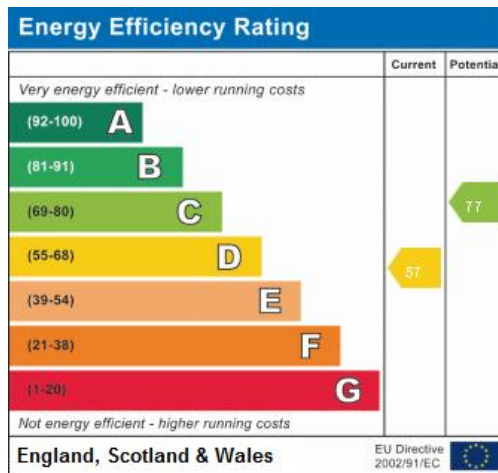
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