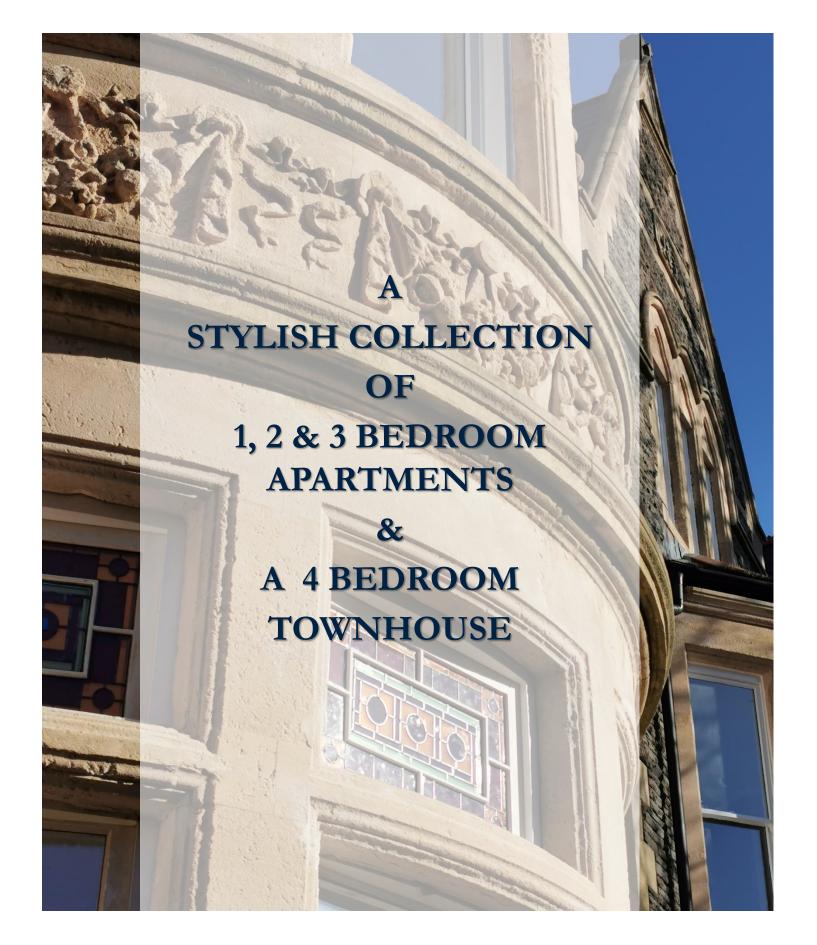


# **KESTRAL MEWS**

CATHEDRAL ROAD, PONTCANNA





### **ABOUT**

KESTRAL MEWS BRINGS TOGETHER THREE ADJOINING BAY FRONTED VICTORIAN VILLAS, REFURBISHED AND REPURPOSED TO THEIR ORIGINAL INTENDED PURPOSE AS PRIVATE RESIDENCES.

OCCUPYING A PRIME CORNER POSITION WITH DIRECT FRONTAGE TO THE CATHEDRAL ROAD CONSERVATION AREA, THE PROPERTIES ARE LOCALLY LISTED.

KESTRAL CONSTRUCTION ARE A MULTI-DISCIPLINARY CONTRACTOR, SPECIALIZING IN THE CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL PROPERTIES FOR LOCAL AND NATIONAL CLIENTS.

WITH OVER 20 YEARS' EXPERIENCE, THEIR HIGHLY SKILLED ATTENTION TO DETAIL CAN BE FOUND THROUGHOUT PROJECTS FROM INITIAL CONCEPTION THROUGH TO COMPLETION.







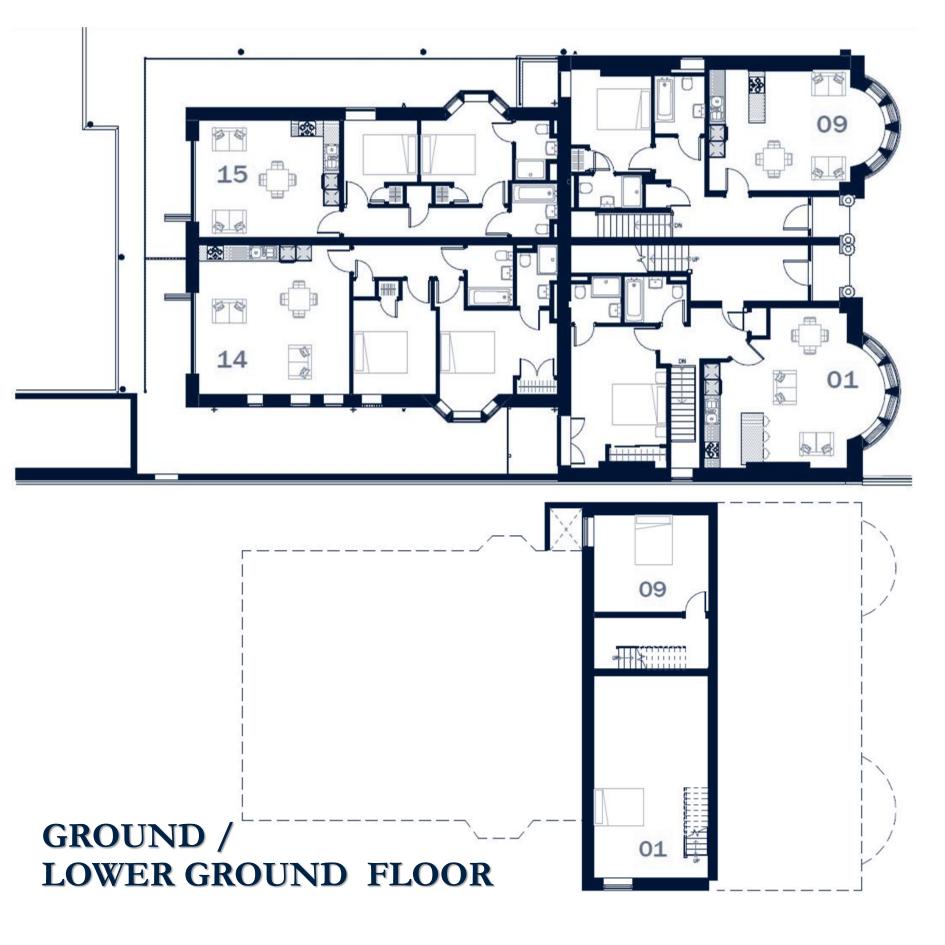


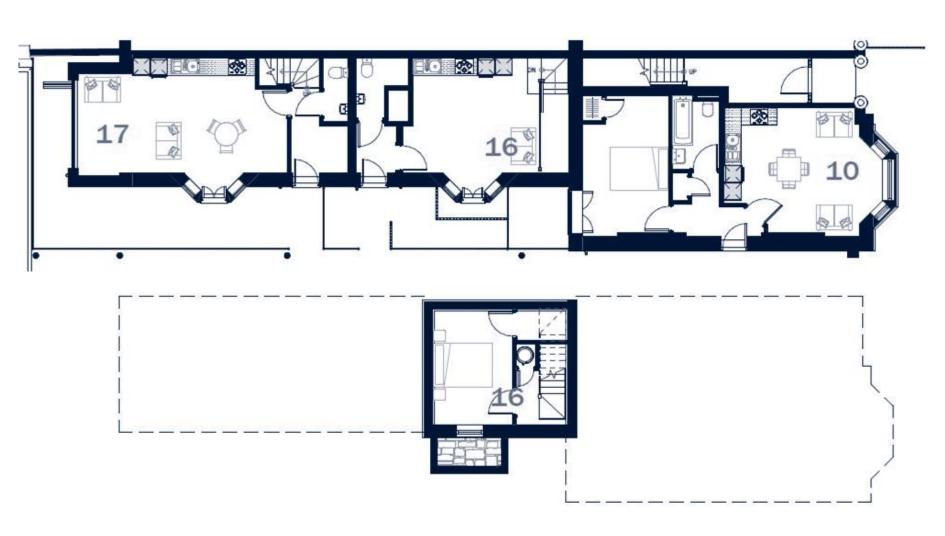




# ACCOMMODATION

Plot	Туре	Floor	Beds	Sq Ft	Parking
1	Duplex	L/G	2	1119	Yes
2	Apartment	First	2	775	Yes
3	Apartment	First	2	624	Yes
4	Apartment	First	2	797	Yes
5	Apartment	First	2	700	Yes
6	Apartment	Second	3	1119	Yes
7	Apartment	Second	2	764	Yes
8	Apartment	Second	2	678	Yes
9	Duplex	L/G	2	990	Yes
10	Apartment	Ground	2	474	Yes
11	Duplex	F/S	1	495	
12	Apartment	First	1	517	
13	Apartment	Second	1	538	
14	Apartment	Ground	2	797	Yes
15	Apartment	Ground	2	624	Yes
16	Duplex	L/G	1	495	
17	Town House	Semi-Detached	4	969	Yes





## GROUND / LOWER GROUND FLOOR





### **SPECIFICATION**

#### **KITCHEN**

- Gloss, Handleless, Soft Close Units
- Integrated Appliances including electric hob, oven, fridge/freezer, slim line dishwasher and wine cooler
- Stone worktops with matching upstands
- Undermounted sink with Matt finish mixer tap

#### **BATHROOMS**

- Porcelain Wall and Floor Tiles
- Chrome Rainfall Showers
- White Sanitaryware, Basin & Vanity
- Heated Matt Finish Towel Rail
- Backlit Mirror

#### **UTILITY**

Cupboard with Washer / Dryer and Hot Water Cylinder

#### **DECOR**

- Parquet Flooring
- Fitted Carpets to Bedrooms
- Custom Moulded Skirtings & Architraves
- White Panelled Internal Doors with Brushed Chrome Ironmongery
- White Painted Walls & Ceilings
- Triple-Glazed Sash Windows to Front, Aluminium to Rear
- Built-in wardrobes to all bedrooms

# ELECTRICAL & HEATING

- Feature Pendant & Wall Lighting
- Video Entry System
- Integrated Sound System
- Matt Black Sockets & Switches
- Electric Wall Mounted Radiators
- TV, Phone Points





### **SPECIFICATION**

#### **GENERAL**

- Gated Residential Parking to Rear
- Gated Courtyard to Front
- Fire Detection and Sprinkler System
- Ventilation System
- Checkmate 10 Year Warranty
- Leasehold: 250 years
- Service Charges Available on Request
- Help to Buy Available











### **LOCATION**

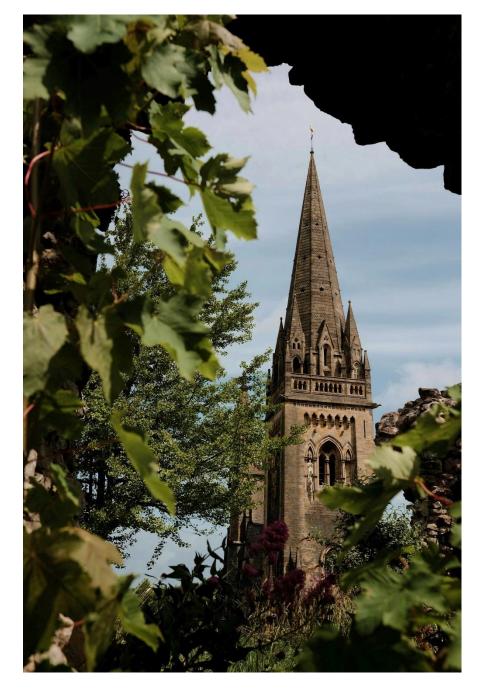
#### **PONTCANNA & CARDIFF**

ONE OF CARDIFF'S MOST SCENIC AND SOUGHT AFTER RESIDENTIAL AREAS, PONTCANNA IS HOME TO TREE-LINED STREETS AND PERIOD HOMES, WITH INDEPENDENT RETAILERS, BARS AND EATERIES.

WELL-SITUATED TO EASILY ACCESS ALL CITY CENTRE AMENITIES JUST 1 MILE AWAY, INCLUDING TRANSPORT CONNECTIONS WITH DIRECT ROUTES TO BRISTOL, LONDON & MANCHESTER. GREEN SPACES LIKE PONTCANNA FIELDS AND BUTE PARK ARE EVEN CLOSER TO HAND.

WALES' CAPITAL CITY, CARDIFF, IS HOME TO WORLD CLASS SPORTS & EVENTS VENUES, HISTORIC SITES AND BOUTIQUE SHOPPING.













#### **Important Notice**

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