



Extensively renovated Victorian home

64 Cathedral Road, Pontcanna

Freehold

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Generous accommodation throughout • Located in the heart of Pontcanna • Traditional features with a modern feel • Arranged over three floors, plus a cellar • Double garage to the rear with planning permission • Ready to move in family home

Situation

The property is situated on the prestigious Cathedral Road in the upmarket suburb of Pontcanna, just outside of the City Centre. Pontcanna offers comprehensive amenities including an array of independently owned shops, boutiques, fine restaurants and bars. Llandaff fields are just a short stroll away.

Description

Thoroughly refurbished and improved by the current owners, the house has been restored to its former glory and better, with a very high specification finish. Many original features remain throughout the house, with a real mix of traditional and modern touches. There are 4 new bathrooms, a new kitchen with pantry, new heating system, radiators and electrics. Stepping through the front door of 64 Cathedral Road, stairs rise to the first floor whilst doors lead to the principal reception rooms. At the front of the house in the drawing room, light streams in through the large bay window with Plasterwork Place opposite. The dining room is open to the drawing room, with a separate door to the hall.

At the end of the hall you will find an office, utility room and downstairs wc.

The kitchen is magnificent with a large island and all the modern

conveniences you would expect, with an industrial style. Windows to the side bring in much natural light. There is a pantry with separate sink and space for an American fridge/freezer.

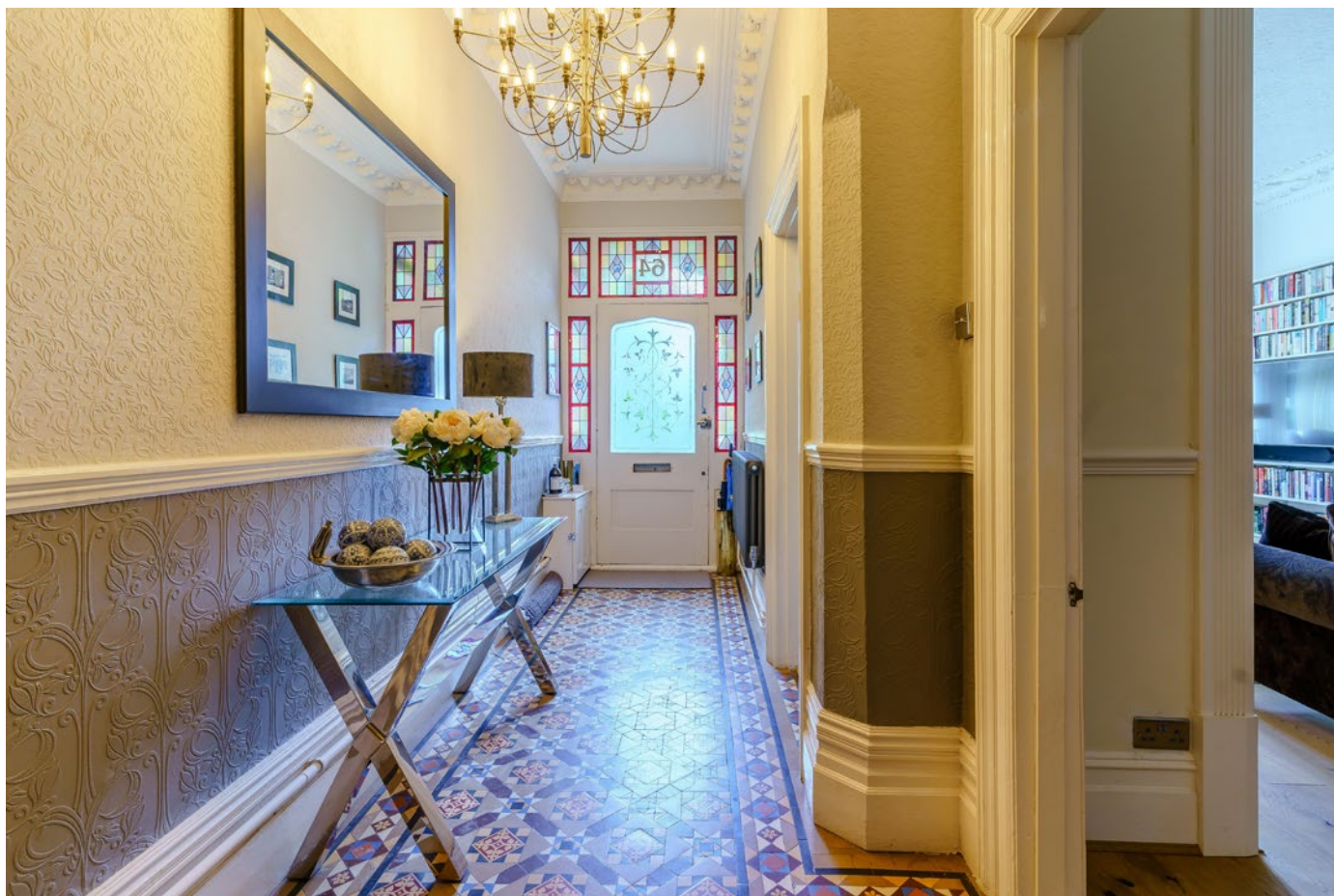
At the end of the house is a sitting area opening onto the generous garden.

Upstairs, there are three amazing bedroom suites, all with their own character and décor. The bedroom to the front boasts a roll-top bath in the bay window and en suite shower room. The middle bedroom is a gorgeous room with a clever use of space creating a unique en suite shower room.

The bedroom at the rear has a walk-in wardrobe, Juliette balcony to the rear and a large en suite with bath and walk-in shower.

To the top floor are a further two bedrooms, both sharing a large shower room. There is also accessible storage into the eaves. The house also has a sizeable cellar.

Outside, there is a lawned rear garden with paved seating areas, leading to a detached garage, accessed from the lane behind. The garage is quite versatile in accommodation and there is planning permission to convert it to a two bedroom house for rent or holiday let.





Cathedral Road, Cardiff, Caerdydd
Main House = 3,309 sq ft / 307 sq m
Garage = 452 sq ft / 42 sq m

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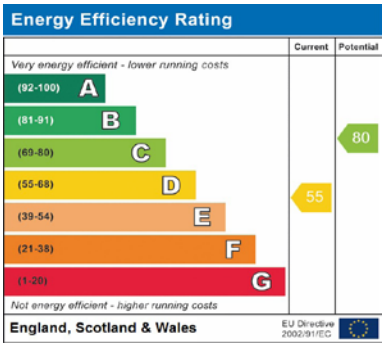
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