

C A T H E D R A L
H O U S E

A SELECTION OF FIVE BRAND NEW 2 BEDROOM
APARTMENTS IN ONE OF THE MOST DESIRABLE
RESIDENTIAL AREAS IN CARDIFF





WELCOME

TO CATHEDRAL HOUSE IN THE
VIBRANT & MODERN CAPITAL
CITY OF WALES

The Pontcanna region, affectionately known as the 'Chelsea of Cardiff', has a reputation for being one of the trendiest spots in the UK. Cathedral House lies on the fringe of Pontcanna on the desirable tree-lined Cathedral Road and within an important conservation area.

This is a residential setting with beautiful Victorian townhouses, mature trees and neatly trimmed hedgerows all adding to the authentic kerb appeal. Sophia Gardens, the River Taff, Cardiff Castle and the Millennium Stadium are literally moments away and almost all that the city has to offer is within walking distance.

Phase 2 of Cathedral House offers an exquisite selection of just four, 2 bedroom apartments and a stunning penthouse, with far-reaching views across the rooftops and over the city towards Cardiff Bay.



CARDIFF

SINCE CARDIFF BECAME THE CAPITAL OF WALES IN 1955, GONE IS MUCH OF ITS INDUSTRIAL PAST, REPLACED BY GLEAMING NEW DEVELOPMENTS, A CONFIDENT COMMERCIAL CENTRE AND A GROWING REPUTATION AS ONE OF THE UK'S TOP DESTINATIONS

The Welsh National Assembly and Millennium Centre on the rejuvenated Cardiff Bay waterfront and the fabulous city-centre sports stadiums reflect Cardiff's position as an international capital. On rugby match days the city is alive with good-natured fervour, especially when Wales meet their arch rivals England. This sociable, compact, atmospheric city has emerged as one of the greats of the 21st century.



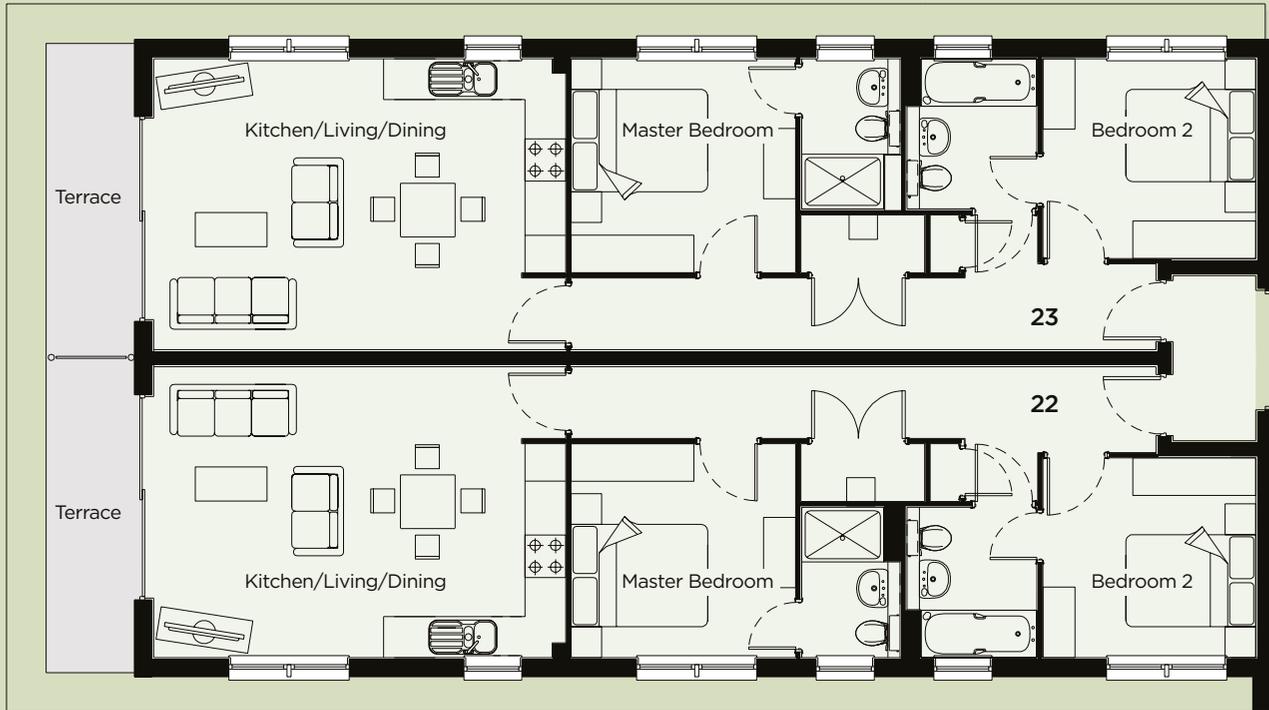


OUT & ABOUT

CRAFTED COFFEE, AL FRESCO DINING,
WATERFRONT CAFES, VICTORIAN ARCADES,
ARTISAN FOODS AND INDOOR MARKETS

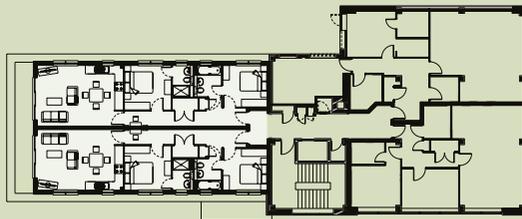
Cathedral House lies under a mile from the prestigious pedestrianised shopping precincts centred around Cardiff Castle on Queen Street, Mary Street and The Hayes. Head to St David's for designer brands including Hugo Boss, Armani Exchange, Kurt Geiger and the largest John Lewis outside of London.

The Victorian arcades and indoor market offer a profusion of independent outlets, upmarket lifestyle stores, artisan traders and cafes full of character. Cardiff's excellent eateries are mainly assembled within the city centre and in the captivating Mermaid Quay overlooking Cardiff Bay. This is one of the city's most cosmopolitan settings with sophisticated boutique shops and a vibrant nightlife as well as a chic range of international restaurants. Mermaid Quay also hosts a variety of events from art festivals to outdoor theatre and is the perfect place to clear the cobwebs on a lazy Sunday morning.



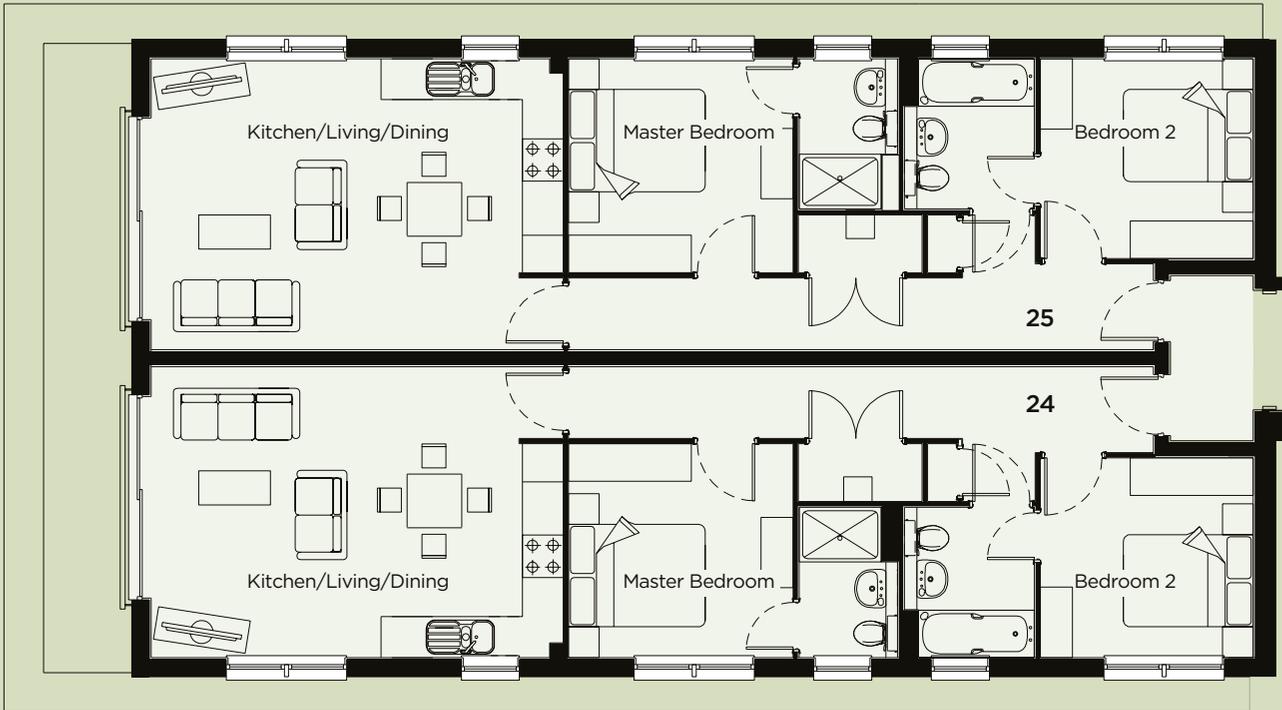
APARTMENTS 22 & 23

Kitchen/Living/Dining:	6.08m x 4.31m	19'9" x 14'1"
Master Bedroom:	3.26m x 3.16m	10'7" x 10'3"
Bedroom 2:	3.08m x 3.04m	10'1" x 9'9"



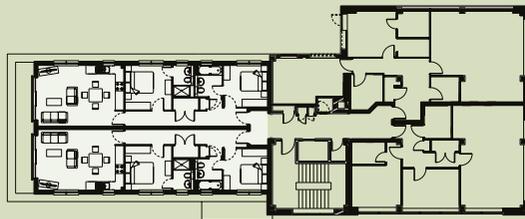
LEVEL FOUR - PLOTS 22 & 23

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only, fitted wardrobes not included. 06/17



APARTMENTS 24 & 25

Kitchen/Living/Dining:	6.08m x 4.31m	19'9" x 14'1"
Master Bedroom:	3.26m x 3.16m	10'7" x 10'3"
Bedroom 2:	3.08m x 3.04m	10'1" x 9'9"



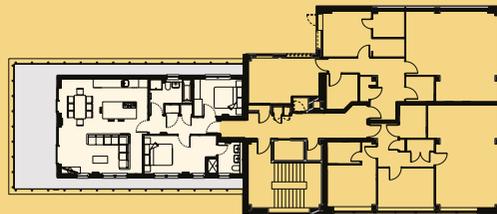
LEVEL FIVE - PLOTS 24 & 25

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THE PENTHOUSE

Kitchen/Living/Dining:	6.68m x 6.13m	21'9" x 20'1"
Master Bedroom:	5.13m x 2.70m	16'8" x 8'8"
Bedroom 2:	3.44m x 2.61m	11'2" x 8'5"



LEVEL SIX - THE PENTHOUSE

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DETAILS

ACORN'S ATTENTION TO DETAIL IS EVIDENT FROM THE CHOICE OF KITCHENS AND APPLIANCES TO THE FAULTLESS FINISHES



Kitchen

- Contemporary kitchen
- One and a half bowl stainless steel sink and mixer tap
- A range of integrated appliances to include:
 - Fridge/freezer
 - Ceramic hob with extractor hood
 - Oven
 - Dishwasher
 - Microwave

Electrical fittings

- Mixture of LED downlights and pendants to hallway, kitchen, living area and bedrooms
- TV points to living area and bedrooms
- Shaver socket to bathroom and en-suite
- Video door entry system
- Gas central heating with private boiler

Bathroom/en-suite

- Contemporary style white sanitaryware
- Chrome taps and thermostatic shower fittings by VADO
- Full height wall tiling to bath/shower and behind basin and WC
- Bathroom mirror
- Chrome ladder style heated towel rail to bathroom and en-suite

Flooring and finishing touches

- Wood effect ceramic floor tiles to hallway, living and kitchen area
- Ceramic floor tiles to bathrooms and en-suites
- Carpet to bedrooms
- Walls and ceilings in white emulsion
- Polished ironmongery
- White painted skirting and architraves

Penthouse Features

- Silestone worktops to kitchen
- Wine cooler
- Wall hung WC to bathroom and en-suite
- Wall mounted basin taps to bathroom and en-suite
- One and a half bowl undermount sink
- Chrome tap
- Island to kitchen
- Private terrace/roof garden
- Allocated parking space

Outside space

- Terrace areas to apartments 22 and 23

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CATHEDRAL HOUSE

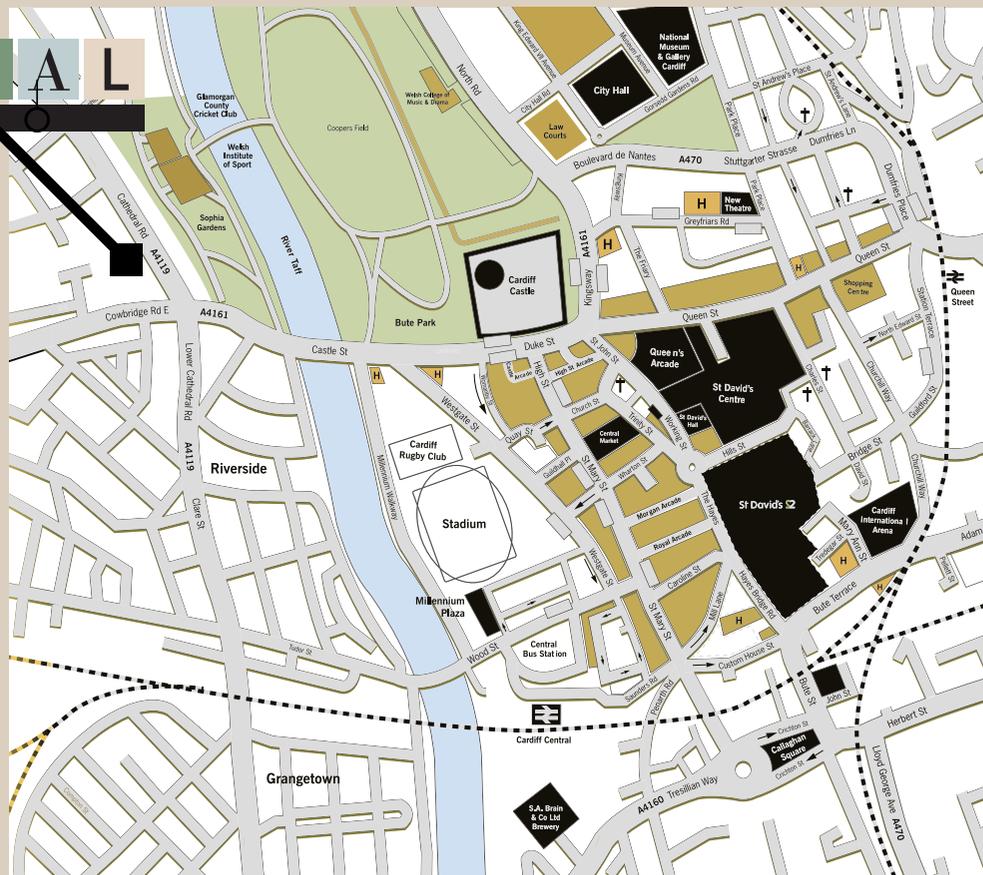
AS YOU WOULD EXPECT OF A CAPITAL CITY, TRANSPORT LINKS ARE COMPREHENSIVE, THE TRAVELLING IS EASY

Cardiff Central railway station is a major hub for many services and is located around a mile from Cathedral House.

Arriva Trains operate the majority of inter-Wales services and there are regular departures from Cardiff Central to the South Wales Valleys, Swansea, Manchester, Birmingham and London Paddington.

By road, the M4 is the major artery linking Cardiff with the rest of south Wales and across the Severn Bridge into England. This fast motorway route allows you to cover the 150 miles to London in around 3 hours and Bristol in less than an hour.

Cardiff International Airport is located some 12 miles to the south-west of the city and offers direct flights to London, Dublin, Belfast, Edinburgh, Newcastle and many European destinations.



BY TRAIN (TIME) FROM CARDIFF CENTRAL

LONDON (Paddington) 2 hours 1 minute
SWANSEA 51 minutes
BRISTOL (Temple Meads) 48 minutes

BY ROAD (DISTANCE/TIME) FROM CENTRAL CARDIFF

LONDON 151 miles / 2 hours 59 minutes
SWANSEA 42 miles / 55 minutes
BRISTOL 45 miles / 57 minutes

CONNECTED



ABOUT ACORN

Developing is Acorn's passion. Whether it's a city apartment, office or a coastal home we seek to improve and enhance the environment through innovative regeneration and exciting new architecture. Acorn seeks to create space people want to live, work and spend time in.

Acorn has offices in London, Cornwall, Bristol, Cardiff and Hampshire offering a regional led philosophy coupled with a unique approach to placemaking through regeneration and development.



PHOTOGRAPHS
Previous Acorn developments



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different by design