

Pontcanna Street

Pontcanna | Cardiff | CF11 9HR

Mid Terraced House | Asking Price Of £735,000



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PROPERTY DESCRIPTION

RARELY AVAILABLE AND REFURBISHED TO AN EXTREMELY HIGH STANDARD
MGY are pleased to present this superb mid-terraced, three bedroom house in the highly sought after area of Pontcanna. Situated within walking distance to Llandaff Fields and the City Centre, and near a variety of cafes, restaurants, bars and shops. The accommodation comprises entrance hall with original tiled floor, open plan living area, impressive kitchen/diner, downstairs WC, basement, three double bedrooms, one with ensuite, family bathroom, and beautiful garden to the rear. The property further benefits from being completely renovated to an exceptionally high standard. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (Approx)**. 1,554 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

MGY are delighted to bring to the market a beautifully refurbished mid-terraced house in the affluent suburb of Pontcanna which has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times.

Pontcanna Street is just off the famous Cathedral Road which 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 as Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite. The area was formerly home to the Welsh studios of HTV and S4C's headquarters with the BBC's Broadcasting House still nearby in Llandaff.

Located on the edge of the City Centre, Pontcanna gives easy access to the centre for professionals, 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 properties. The Principality Stadium is also a short walk away.

ENTRANCE HALL

Entered via wooden door with obscure panels inset and over. Original tiled flooring. Newly fitted skirting. Original coving to ceiling. Timothy Oulton Rex Diamond Pendant Chandelier. Apollo Raw Gun Metal Radiator. Leading to open plan living space and kitchen/diner. Stairs rising to first floor.

OPEN PLAN LIVING AREA

11' 11" x 27' 5" (3.65m x 8.38m) Two reception rooms knocked through to create one spacious, modern living area. Large bay window to front with black chrome curtain rail and accessories above. Stripped and painted floorboards. Newly fitted skirting. Original fireplace. Two Apollo Raw Gun Metal Radiators. Newly fitted built in storage cupboards. New circuit board - the property has been recently rewired. Two Ligne Roset Bloom Pendant lights designed by Hiroshi Kawano. Coving to ceiling. Power points. TV aerial point. Doorway to kitchen via side extension.

KITCHEN/DINER

14' 8" x 26' 11" (4.48m x 8.22m)
Recently extended to create a more spacious kitchen/dining area. Porcelanosa Prada Nero large format tiles throughout and through to patio. Custom made built in banquette seating. Exposed support steel (fireproof painted) with LED lighting to ceiling. Custom-made commercial grade extraction fan unit which is located above island bench. Mono Pitch Black Frame Glass roof system and flat roof created to bring in the natural light. Reverse cycle air conditioning (heating and cooling) powerful enough to heat or chill entire ground floor. Siematic kitchen with island and high-top diner with stools. New digital Greenstar Life Worcester / Bosch boiler. Quooker boiling water tap system. State of art Miele kitchen appliances comprising Steam Oven, Microwave Oven, Grill and Conventional Oven, Induction Hob, Dishwasher, Fridge and Freezer. Industrial extractor fan system above island and vent opposite ovens. Black framed heritage system windows and french doors leading to rear garden. Power points. Sliding barn door leading to downstairs WC.

DOWNSTAIRS WC

Custom made vanity unit with 'CROSSWATER' union brass mixer tap over. Wall mounted Villeroy & Boch toilet. Spotlights to ceiling.

BASEMENT/CELLAR

3' 8" x 22' 7" (1.13m x 6.90m) Tanked and repainted.

STAIRS AND LANDING

Stairs to first floor. Stairs and bannister stripped back, wire brushed and oiled with hard wax. New 'Heals' glass bowl light fitting to ceiling. Built in storage cupboard on landing.

MASTER BEDROOM

16' 5" x 15' 3" (5.01m x 4.66m) Timber flooring which has been stripped and oiled with hard wax. Large bay window to front with additional window to front. Coving. Newly installed wardrobe. Raw Gun Metal radiator. Pendant light fitting. Power points.

BEDROOM TWO

10' 9" x 11' 10" (3.28m x 3.60m)
Timber flooring which has been stripped and oiled with hard wax.
Newly fitted double glazed window to rear. Pendant light fitting. Raw Gun Metal radiator. Power points.

BEDROOM THREE

9' 4" x 20' 10" (2.86m x 6.37m) Ceiling removed to create a loft style room with tongue and groove wooden ceiling. Plaster removed to reveal original brick wall. New double glazed window to rear. Two Raw Gun Metal radiators. Painted floorboards. Built in shelving and hanging rail. Two rope pendant light fittings. Power points. Newly fitted brass industrial bedside wall lights. Sliding barn door to ensuite wet room.

ENSUITE

6' 0" x 8' 7" (1.83m x 2.63m)
Porcelanosa floor to ceiling tiles with feature wall in concrete. Custom made vanity unit with backlit mirror above. Concrete basin with concealed wall mounted scuffed brass taps over Drench shower which are Acme by Matthew Aston . Villeroy and Boch wall mounted toilet. Lux Reina Towel rail. Obscure double glazed window to side.

BATHROOM

6' 0" x 8' 2" (1.83m x 2.49m)
Porcelanosa floor to ceiling tiles with feature wall in concrete. Antique vanity unit with backlit mirrored cabinet above. Concrete basin with wall mounted scuffed brass taps over which are Acme by Matthew Aston. Newly fitted bath with scuffed brass hot and cold tap and shower attachment with main drench shower above. Black frame shower screen. Obscure double glazed window to side

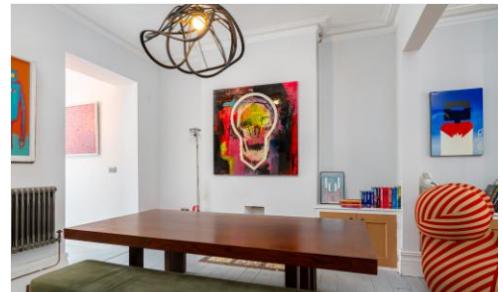
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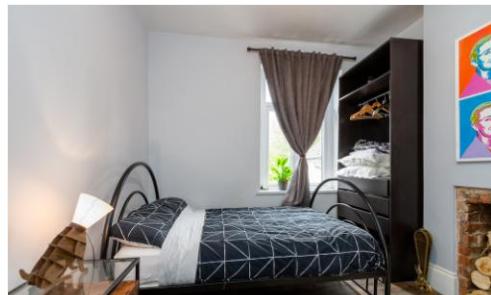
Front - Stone work repointed and renovated. Renovated yard with blue slate and planter. Antique brass stained glass entrance light. Concrete tiling panels to entrance.

Rear - Garden has been levelled and redesigned. Built in BBQ and seating area. Decking. Bioethenal fire pit. Repurposed Welsh slate patio. Planters to border. Entire rear of the property rendered and painted. New guttering installed. Roof repointed.

TENURE

MGY are advised that the property is freehold.





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FLOORPLANS



TOTAL FLOOR AREA: 1554 sq.ft. (144.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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