

Llandaff Road

Pontcanna | Cardiff | CF11 9PW

Mid Terraced House | Asking Price Of £535,000



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PROPERTY DESCRIPTION

RARELY AVAILABLE - NO CHAIN MGY are delighted to present this spacious five double bedroom, mid-terrace house in the highly sought after area of Pontcanna. The accommodation is split over three levels and comprises entrance hall, open plan living room, kitchen/diner, and downstairs WC to the ground floor, three double bedrooms and large family bathroom to the first floor, two double bedrooms and shower room to the second floor. The property further benefits from retaining some original features, gas central heating throughout, and a good-size rear garden.

- **Tenure** Freehold
- **Council Tax Band G**
- **Floor Area (Approx).** 1,959 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.

ENTRANCE HALL

Entered via wooden door with obscure window inset. Laminate flooring. Radiator with cover. Pendant light and coving to ceiling. Power points. Doors to kitchen/diner, living room and under stairs storage cupboard. Stairs to first floor.

OPEN PLAN LIVING ROOM

26' 6" x 24' 7" (8.09m x 7.51m) Two large reception rooms knocked through to create a spacious open plan living area. Bay window to front overlooking enclosed front garden. Original feature fireplace. Built in shelving and cupboards to both alcoves. Two large radiators. Coving and two pendant lights to ceiling.

KITCHEN/DINER

25' 7" x 12' 2" (7.82m x 3.72m) Large open plan kitchen/diner with a range of wall and base units. Round edged working surfaces incorporating round sink with mixer tap over. Integrated electric oven and gas hob with extractor hood above. Built in glass shelving. Space for a fridge freezer. Three windows to side. Laminate flooring. Three radiators. Power points. Spotlights to ceiling. Wooden French doors leading to enclosed rear garden.

DOWNSTAIRS WC

5' 10" x 4' 11" (1.78m x 1.52m) Large WC leading from kitchen. Tiled walls and floor. Obscure French door leading to rear garden. Wooden window to rear. Low level WC with concealed cistern. Butchers block surfaces incorporating Belfast sink with mixer tap over. Space for appliances.

FIRST FLOOR LANDING

Stairs rising to first floor landing. Radiator. Pendant light to ceiling. Doors to three bedrooms and family bathroom. Stairs to second floor.

BATHROOM

11' 8" x 8' 11" (3.58m x 2.72m)
Tiled flooring. Part tiled walls. Three obscure windows to side. Large heated towel rail. Extractor fan to ceiling. Loft hatch. Spotlights. Built in glass shelving. Vanity wash hand basin with mixer tap over. Wall mounted mirror. Shower cubicle with mains powered drench shower. Free standing round edged bath with shower attachment and wall mounted mixer tap over.

MASTER BEDROOM

17' 1" x 14' 0" (5.23m x 4.28m)
Large bay window and separate window to front. Tiled feature fireplace. Radiator. Power points. Pendant light fitting.

BEDROOM TWO

14' 2" x 10' 5" (4.34m x 3.19m)
Window to rear. Radiator. Pendant light fitting. Power points.

BEDROOM THREE

12' 2" x 8' 7" (3.72m x 2.64m)
Window to rear. Feature fireplace. Pendant light fitting. Power points.

TOP FLOOR LANDING

Velux window to ceiling. Pendant light fitting. Power points. Doors to two bedrooms and shower room.

SHOWER ROOM

12' 1" x 6' 6" (3.70m x 2.00m) Tiled flooring. Part tiled walls. Shower cubicle with mains powered shower. Heated towel rail. Close couple WC. Pedestal wash hand basin with mixer tap over. Velux window to ceiling. Extractor fan.

BEDROOM FOUR

12' 1" x 10' 6" (3.70m x 3.22m)
Window to front. Feature fireplace. Radiator. Pendant light fitting. Power points.

BEDROOM FIVE

14' 2" x 10' 6" (4.32m x 3.22m)
Window to rear. Feature fireplace. Pendant light fitting. Power points. Radiator.

OUTSIDE

Front - Enclosed courtyard. On road parking.
Rear - Partially slabbed, partially lawn. Garage to the far end of the garden with rear lane access.

TENURE

MGY are advised the property is freehold.





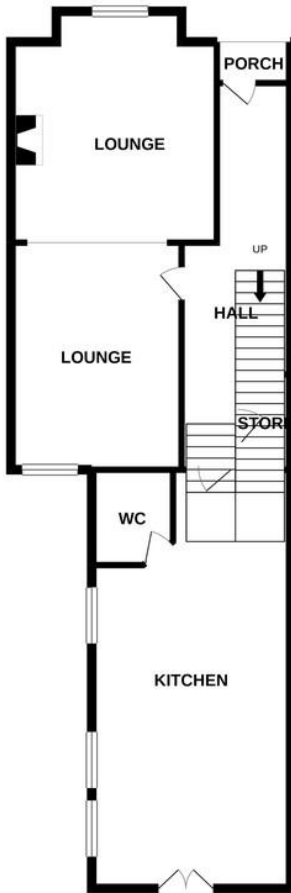
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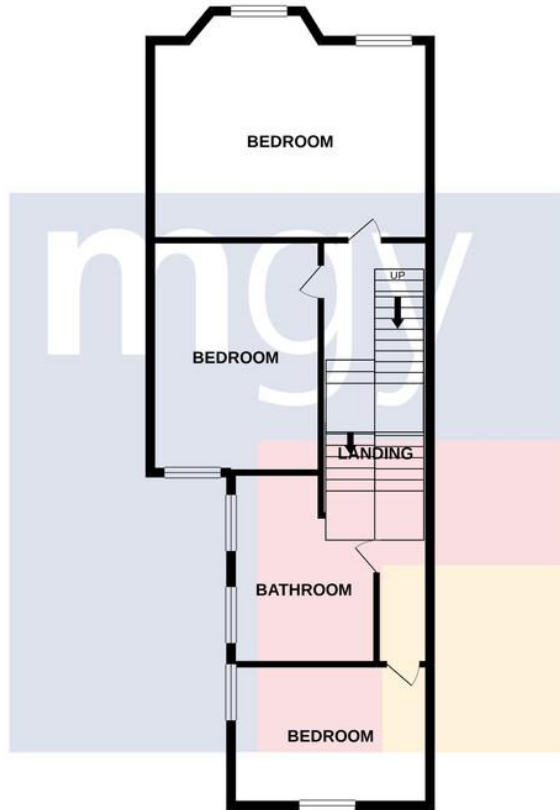


FLOORPLANS

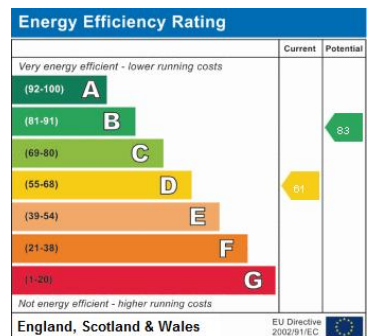
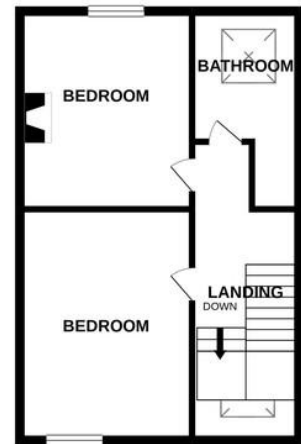
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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