

Bloom Street

Pontcanna | Cardiff | CF11 9QE

Mid Terraced House | Offers In Excess Of £425,000



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PROPERTY DESCRIPTION

RARELY AVAILABLE AND IMMACULATEDLY PRESENTED MGY are delighted to offer this stunning three bedroom, mid-terraced house on the much favoured Bloom Street. Situated within walking distance of Llandaff Fields and the City Centre, and near a variety of cafes, restaurants, bars and shops. The property has been refurbished to an excellent standard and boasts accommodation over three floors. The property comprises open plan lounge/diner, kitchen/breakfast room, three bedrooms - master en-suite, and family bathroom. The property further benefits from having a low maintenance rear garden. It recently

- **Tenure** Freehold
- **Council Tax Band E**
- **Floor Area (Approx).** 818 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, which is home to Glamorgan County Cricket Club, and The Principality Stadium are both within walking distances.

ENTRANCE HALL

Tiled flooring. Radiator. Pendant light fitting. Door to lounge/diner. Stairs to the first floor.

LOUNGE

13' 0" x 9' 10" (3.98m x 3.02m)
Double glazed bay window to front with fitted shutters. Feature fireplace. Laminate flooring. Pendant light fitting. TV and telephone point. Built in storage to alcove. Radiator. Power points.

DINING ROOM

11' 8" x 10' 11" (3.56m x 3.35m)
Tiled feature fireplace. Built in storage to alcoves. Vertical radiator. Door to under stair storage with built in shelving. Window to rear. Pendant light fitting. Power points. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

19' 2" x 8' 3" (5.86m x 2.54m) Two windows to the side and a skylight above to provide maximum natural light to the room. Tiled flooring. Shaker style kitchen with wooden work surfaces incorporating ceramic sink with hot and cold tap over, and four ring gas hob with extractor above. Integrated fridge freezer, microwave, oven, washing machine and tumble dryer. Tiled splash backs throughout. Vertical radiator. Power points. Double glazed french doors to rear garden.

FIRST FLOOR

MASTER BEDROOM

13' 4" x 12' 5" (4.07m x 3.79m)
Varnished original wooden floorboards. Double glazed bay window and additional window to front. Original skirting boards. Built in wardrobes. Radiator. Power points.

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BEDROOM THREE

11' 10" x 8' 6" (3.63m x 2.61m)
 Double glazed window to rear.
 Carpet to floor. Alcoves. Radiator.
 Built in storage bench. Pendant
 light fitting. Power points.

FAMILY BATHROOM

9' 2" x 8' 3" (2.81m x 2.53m) Tiled
 flooring and walls. Obscure double
 glazed window to rear. Chrome
 double ended roll top bath with
 hot and cold tap and hand held
 shower over. Vanity enclosed wash
 hand basin with marble surface,
 hot and cold tap over and storage
 beneath. WC with pull chain.
 Separate shower cubicle with
 mains powered shower above and
 attachment. Heated towel rail.
 Shaver point. Extractor fan.
 Spotlights to ceiling.

SECOND FLOOR

Exposed brick feature wall leading
 to loft room. Carpet on stairs and
 landing. Floor to ceiling double
 glazed window.

BEDROOM TWO

17' 5" x 10' 1" (5.33m x 3.08m)
 Carpet to floor. Double glazed
 windows to rear with additional
 Velux window. Built in storage to
 the eaves. Slim line radiator.
 Spotlights to ceiling. Power points.
 Door to en-suite shower room.

ENSUITE

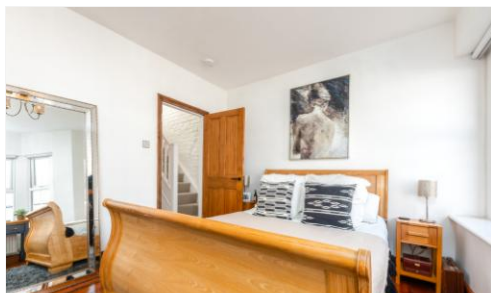
Shower cubicle with mains
 powered shower. Heated towel
 rail. Close coupled WC. Free
 standing wash hand basin with hot
 and cold tap over. Spotlights to
 ceiling. Velux window.

OUTSIDE

Front - Victorian style tiled
 pathway to front door.
 Rear - Enclosed garden with fence
 border. Composite decking. Astro
 turf.

TENURE

MGY are advised that the property
 is freehold.



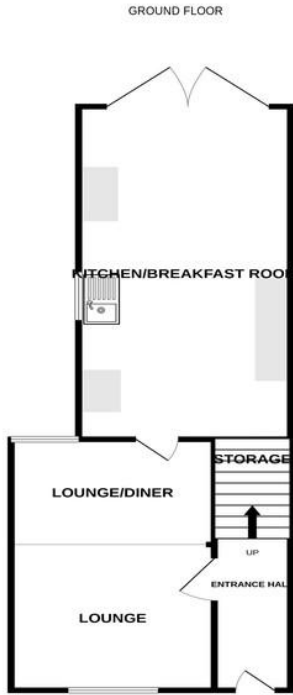


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FLOORPLANS



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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