

# Llandaff Road

Pontcanna | Cardiff | CF11 9PW

Duplex Apartment | Asking Price Of £375,000



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# PROPERTY DESCRIPTION

\*BEAUTIFULLY PRESENTED, TOP FLOOR DUPLEX APARTMENT\* MGY are delighted to bring to market this immaculately presented three-bedroom, top floor duplex apartment in the highly sought-after area of Pontcanna. The accommodation briefly comprises kitchen, lounge, bathroom and one bedroom to the first floor, and two bedrooms and shower room to the top floor. The property also benefits from having a private roof terrace and has retained some gorgeous original features. \*NO CHAIN - SHARE OF THE FREEHOLD\*

- **Tenure** Share of Freehold
- **Council Tax Band E**
- **Floor Area (Approx).** 1,055 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 front door leading from communal hallway. Original tiled flooring. Stairs leading to first floor.

## FIRST FLOOR LANDING

Polished concrete flooring. Radiator with cover. Pendant light fittings. Storage cupboard with plumbing for a washing machine. Doors to kitchen and bathroom. Split level stairs to bedroom three and lounge. Wall mounted intercom system. Power points.

## LOUNGE

16' 0" x 14' 5" (4.9m x 4.4m) Large single glazed sash windows with additional sash window to front. Exposed floorboards. Original picture rail. Radiator. Pendant light fitting. Alcoves. Original working fireplace with tiled hearth and surround. Power points.

## KITCHEN

12' 1" x 10' 2" (3.7m x 3.1m) Newly fitted kitchen with a range of wall and base units with Wren Valenza Quartz worktop over and rose gold profile and tap. Island with space for stool seating and a range of soft close drawers suitable for pans and cutlery etc. Polished concrete flooring. Space for a large range cooker. Integrated dishwasher, fridge and freezer. Mirrored tiled splashbacks. Spotlights to ceiling. Radiator. Power points. Double glazed French doors leading to private rooftop terrace.

## BATHROOM

8' 2" x 6' 10" (2.5m x 2.1m) Polished concrete flooring. Partly tiled walls. WC. Inset ceramic sink with mixer tap over. Panelled bath with mixer taps and mains powered drench shower over. Spotlights to ceiling. Wall mounted mirror. Wall mounted chrome heated towel rail. Extractor fan. Obscure window to side.

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**BEDROOM THREE**

12' 5" x 9' 10" (3.8m x 3.0m)

Located on the first floor. Exposed floorboards. Feature fireplace with tiled hearth. Pendant light fitting. Double glazed window to rear. Radiator. Original picture rail. Power points.

**TOP FLOOR LANDING**

Carpet to floor. Velux window to rear. Doors to two bedrooms and shower room.

**MASTER BEDROOM**

14' 9" x 10' 9" (4.5m x 3.3m)

Located on the top floor. Large single glazed sash window to front. Exposed floorboards. Built in wardrobes and storage space. Feature fireplace. Radiator. Power points.

**BEDROOM TWO**

9' 10" x 9' 2" (3.0m x 2.8m) Located on the top floor. Carpet to floor. Radiator with cover. Pendant light fitting. Double glazed Velux window to rear. Fitted wardrobes and storage space.

**SHOWER ROOM**

Located on the top floor. Tiled flooring. Wall mounted ceramic wash hand basin with mixer tap and wall mounted mirror over. Shower cubicle with mains powered shower. Spotlights to ceiling. Extractor fan. Wall mounted towel storage.

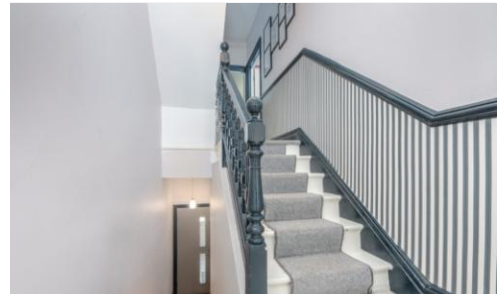
**ROOFTOP TERRACE**

North-East facing. Artificial grass. Built in 'U' shaped seating area.

**TENURE**

MGY are advised that the property will be sold with a share of the 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 misstatement. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			57
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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