

Fields Park Road, Pontcanna, Cardiff, CF11 9JP



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£250,000



Ground Floor Apartment

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Property Description

SPACIOUS AND MODERN, GROUND FLOOR APARTMENT IN THE HEART OF PONTCANNA MGY are delighted to bring to market this spacious two double bedroom, ground floor apartment situated just a stones throw away from Llandaff Fields. The accommodation briefly comprises open plan lounge/kitchen, two double bedrooms and bathroom. The property further benefits from a large rear courtyard (shared access with the upstairs apartment), gas central heating and has a share of the freehold. In addition to the property, there is a studio to the rear which can be accessed through the private courtyard. *Viewing Highly Recommended*

Tenure Freehold

Council Tax Band D

Floor Area Approx 743 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE

Entered via double glazed front door leading from private courtyard. Double glazed window to side. Radiator. Laminate flooring. Wooden door leading into open plan lounge/kitchen.

OPEN PLAN LOUNGE/KITCHEN

Laminate flooring. Range of wall, base and drawer units with worktop over incorporating stainless steel sink with mixer tap over, four ring gas hob with extractor above and oven below. Tiled splashbacks. Space for appliances. Extractor fan. Double glazed window to front. Radiator. Pendant light fittings. Power points. Doors to all rooms and storage cupboard.

MASTER BEDROOM

Laminate flooring. Large double glazed window to front. Radiator. Power points. Pendant light fitting. Door to storage cupboard.

BEDROOM TWO

Laminate flooring. Radiator. Pendant light fitting. Power points. Double glazed sliding doors leading to large rear courtyard.

BATHROOM

Fully tiled walls. Laminate flooring. Pendant light fitting. White three-piece suite comprising WC, vanity wash hand basin with mixer tap over and panelled bath with mixer tap and shower over. Wall mounted cabinet. Chrome heated towel rail. Double glazed window to rear.

STUDIO

Accessed through double glazed French doors via rear courtyard. Laminate flooring. Electric heating. Pendant light fittings. Skylight to ceiling. Power points.

OUTSIDE

Large rear courtyard (shared access with the upstairs apartment) with entrance to the studio.

TENURE

MGY are advised that the property is freehold. Buildings insurance is split with the apartment above.

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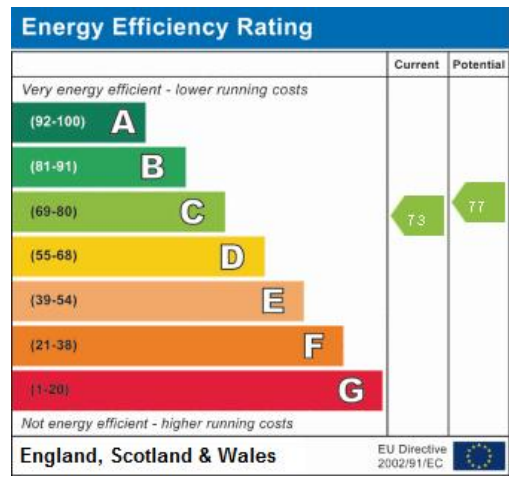


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GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 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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Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South
Glamorgan, CF11 9HS



mgyc.co.uk

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