

Plasturton Avenue,

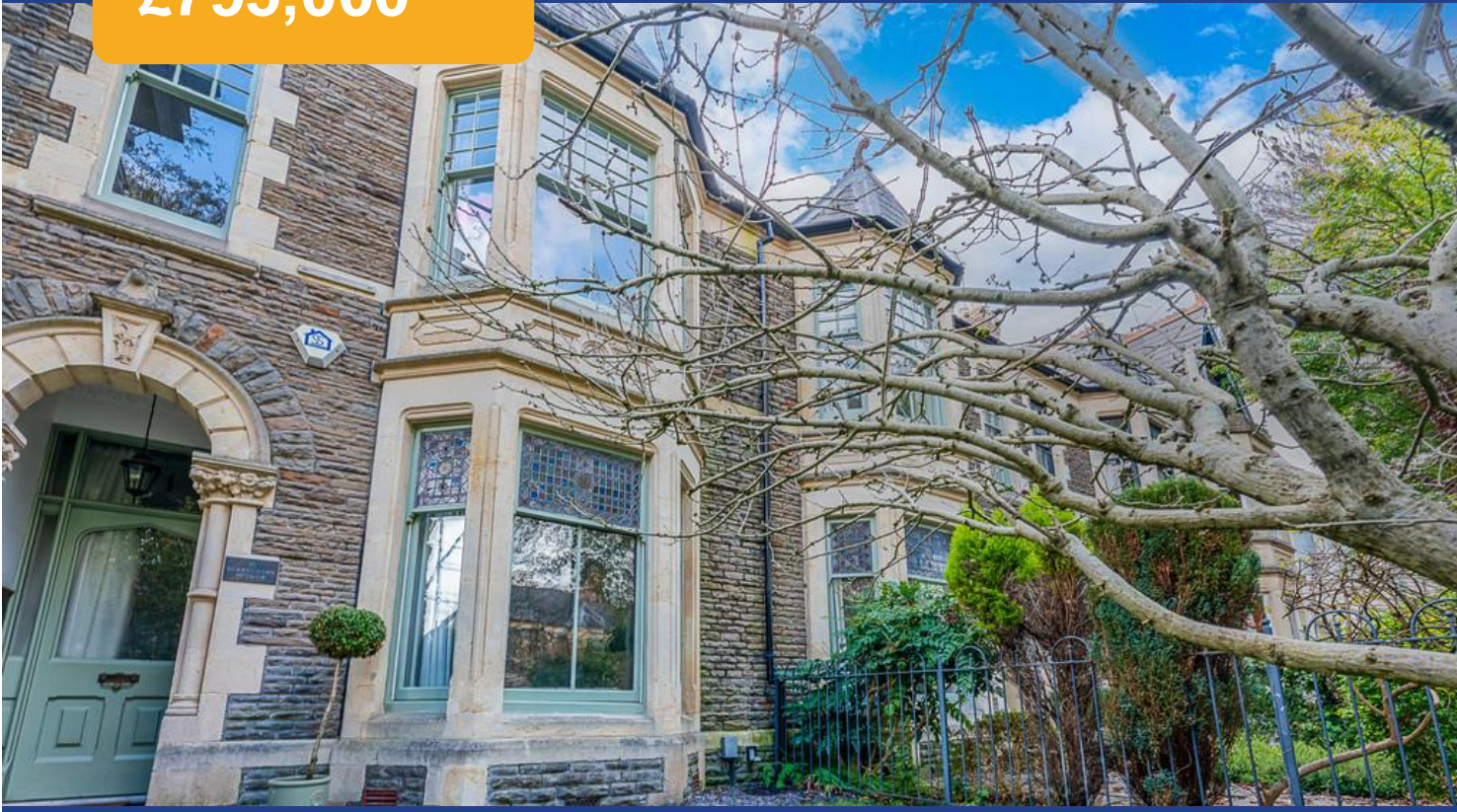
Pontcanna, Cardiff, CF11 9HN



Estate Agents and
Chartered Surveyors

Asking Price Of

£795,000



Mid Terraced House

- 4 Bedrooms
- 2 Bathrooms
- 3 Toilets
- 2 Car Spaces

Property Description

IMMACULATELY PRESENTED AND SPACIOUS, FOUR BEDROOM, MID-TERRACED HOUSE ON THE MUCH FAVOURED PLASTURTON AVENUE MGY are delighted to bring to market this spacious, three-storey, four bedroom, mid-terraced house situated in the heart of Pontcanna. The accommodation has been modernised throughout but still benefits from retaining some gorgeous original features and briefly comprises entrance hallway, two reception rooms, downstairs WC and recently fitted kitchen/diner to the ground floor, three bedrooms, and family bathroom to the first floor, and fourth bedroom and shower room to the second floor/loft. The property further benefits from a well maintained rear garden, and has a great sized cellar leading from the kitchen. *Viewing highly recommended*

Tenure Freehold

Council Tax Band G

Floor Area Approx 1865 Sq Ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Located close to the City Centre, Pontcanna is an area of tree lined streets with numerous cafe's, restaurants, public houses and independent retailers within easy walking distance. The property is within walking distance to Llandaff Fields and Sophia Gardens. There is regular public transport also close at hand. Primary and Secondary schools, together with Private Schools are also close at hand.

ENTRANCE PORCH

Tiled porchway and original tiled flooring. Half glazed wooden door gives access into;

HALLWAY

Beautiful original tiled flooring. Deep skirting and original ornate coving to ceiling plus ceiling rose. Stairs with wooden balustrades to first floor. Wooden panelled doors to all rooms.

LOUNGE

Bay window to front aspect with stained glass leaded lights, secondary glazing also in place. Feature fireplace with log burner, wooden surround and cast iron hearth. Fitted original cupboard to one alcove. Central heating radiator, tv point and power points. Deep skirting, picture rail, ornate coving and ceiling rose.

RECEPTION ROOM TWO

Another good size reception room with half glazed doors leading to kitchen/diner. Central heating radiator and power points. Ornate coving to ceiling and deep skirting. Fitted original cupboard and shelving. Feature open fireplace with exposed brickwork, wooden surround and slate hearth.

KITCHEN/DINER

A beautifully appointed modern kitchen/diner that has recently been completed. New double glazed sash windows to side aspect plus large skylight window and bi-fold doors leading to enclosed rear garden. White gloss wall, base and drawer units with contrasting wooden worktops incorporating Belfast style sink unit with mixer tap over. Tiled splashbacks and ceramic tiled flooring. Space for Rangemaster cooker and space for American fridge freezer. Integrated dish washer and washing machine. Under unit lighting. Two central heating radiators, power points. Large built in storage/larder cupboard.

CLOAKROOM

Half wooden panelling and half tiled to walls. White WC and wash hand basin. Tiled flooring.

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CELLAR

Steps down to cellar area, good dry storage/activity space.

FIRST FLOOR LANDING

Split level landing with wooden doors giving access to all rooms. Storage cupboard with shelving. Stairs also leading to top floor. Access hatch to loft space.

MASTER BEDROOM

Bay window plus casement window to front aspect. Built in original wardrobes to both alcoves. Feature open fireplace with slate hearth. Two central heating radiators, power points and ornate coving to ceiling.

BEDROOM TWO

Another double bedroom with double glazed sash window to rear aspect. Built in cupboard. Feature cast iron fireplace. Central heating radiator, power points and coving to ceiling.

BEDROOM THREE

Double glazed sash window overlooking rear garden. Central heating radiator and power points.

BATHROOM

Double glazed sash windows to side. Beautifully presented with free standing oval bath and pedestal wash hand basin. Walk in fully tiled shower with mains shower attachment and rainwater head, glass screen. Tiled flooring, half wooden panelled walls and half tiled. Built in cupboard housing 'Ariston' Combi boiler. Central heating radiator.

SEPARATE WC

Obscure double glazed sash window. White WC and wall hung wash hand basin. Tiled flooring. Half wood panelling and half tiled to walls.

SECOND FLOOR

BEDROOM FOUR

Again a double bedroom with two Velux windows to rear aspect. Exposed feature brickwork to one wall. Built in cupboards to eaves. Built in bookshelves. Central heating radiator. Door into;

EN-SUITE SHOWER ROOM

Fully tiled shower cubicle with mains rainwater head and glass sliding doors. Pedestal wash hand basin and low level WC. Tiled flooring and tiled splashbacks. Inset spotlights to ceiling. Central heating radiator.

OUTSIDE - FRONT

Lawned area with shingle under bay. Paved pathway to porch area and entered via wrought iron gate. Also wrought iron railings.

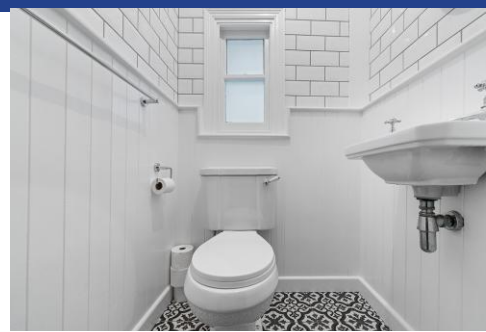
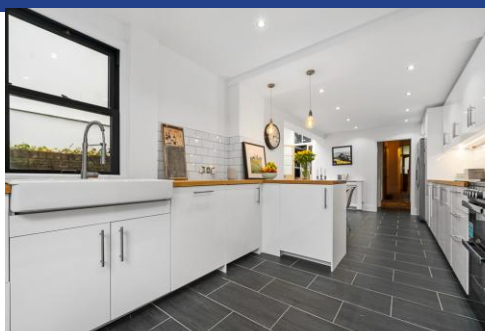
OUTSIDE - REAR

An enclosed rear garden with newly built stone wall and brick walling to both sides. Newly fitted patio area and artificial lawn. Side return for further storage.

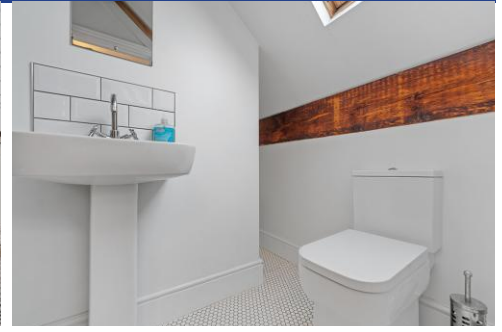
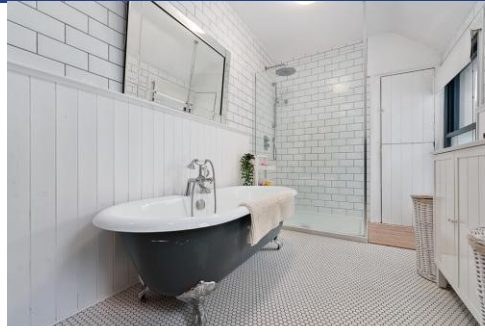
TENURE

MGY are advised that this property is freehold.

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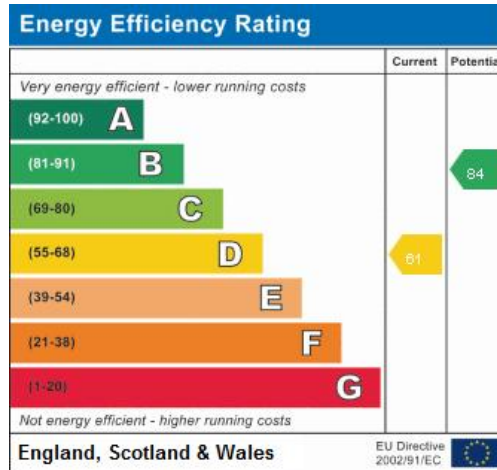


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TOTAL FLOOR AREA: 1865 sq.ft. (173.3 sq.m.) approx.

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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