

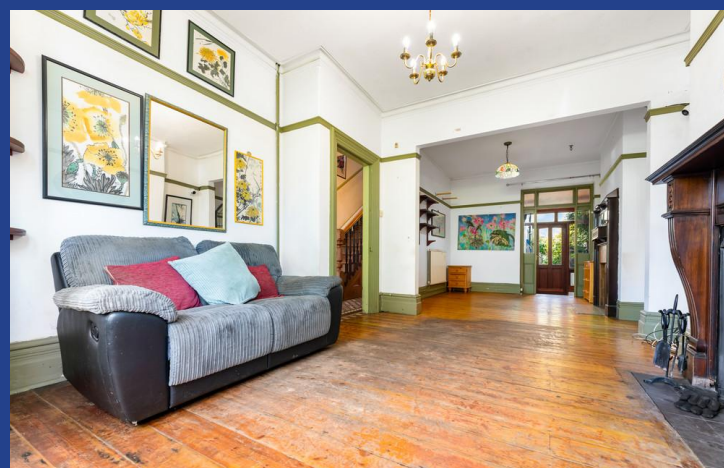
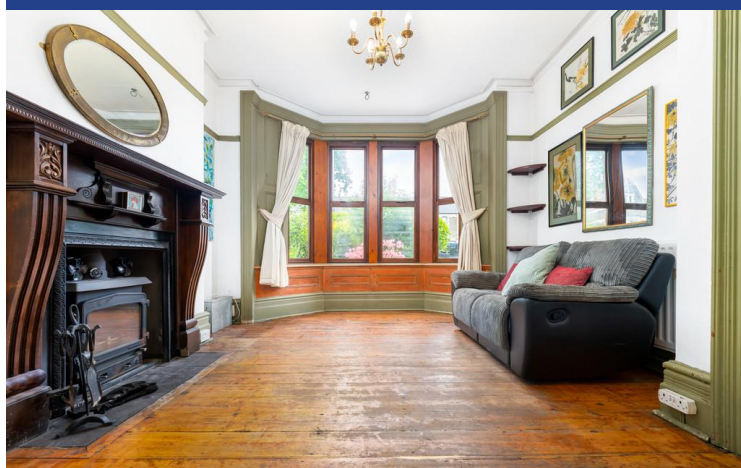
Plasturton Avenue, Pontcanna, Cardiff, CF11 9HL



Estate Agents and
Chartered Surveyors

Asking Price Of

£625,000



Mid Terraced House

5

1

2

2

Property Description

RARELY AVAILABLE AND LOCATED IN A HIGHLY DESIRABLE AREA MGY are delighted to bring to market this five bedroom, three storey, mid-terraced house situated on one of the most prestigious roads in Pontcanna. Situated within walking distance to Llandaff Fields and the City Centre, and near a variety of cafes, restaurants, bars and shops. The property comprises entrance hall, lounge, dining room, kitchen, five bedrooms - one with en-suite, bathroom, and cellar. The property benefits from having gardens to the front and rear, and has retained some attractive original features.

VIEWING HIGHLY RECOMMENDED

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,345 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

MGY are delighted to bring to the market a three-storey, mid-terraced house in the affluent suburb of Pontcanna which has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times.

Plasturton Avenue is a stones throw away from the famous Cathedral Road which 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 as Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite.

Located on the edge of the City Centre, Pontcanna gives easy access to the centre for professionals, 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, which is within walking distance to the subject property. The Principality Stadium is also a short walk away.

ENTRANCE HALL

Entered via wooden door with stained glass window insert. Original tiled flooring. Picture rail. Pendant light. Radiator. Stairs rising to first floor. Doors to living room, dining room and cellar.

LIVING ROOM

Original wooden floorboards. Double glazed bay window to front with panelling surround. Coving. Picture rail. Log burner. Power points. TV and telephone point. Door to lean-to.

DINING ROOM

Tiled flooring. Double glazed window to side. Radiator. Exposed chimney breast. Power points.

KITCHEN

Windows and stained glass door to rear. Tiled flooring. Wooden worktops incorporating one and a half composite sink with hot and cold tap over and four ring gas hob with extractor above and electric oven below. Space for appliances. Power points. Pendant light.

Plasturton Avenue, Pontcanna, Cardiff, CF11 9HL

FIRST FLOOR

BEDROOM ONE

Large bay window to with additional window to front. Original fireplace. Original floorboards. Ceiling rose. Coving. Hanging rails to alcoves. Radiator. Power points. Pendant light to ceiling.

BEDROOM TWO

Exposed floorboards. Original fireplace. Pendant light to ceiling. Window to rear. Radiator. Power points.

BEDROOM FOUR

Laminate flooring. Storage cupboard housing Worcester Combi boiler. Double glazed bay window to rear. Radiator. Pendant light to ceiling. Power points.

BEDROOM FIVE

Original floor boards. Window to side. Pendant light to ceiling.

SECOND FLOOR

BEDROOM THREE

Situated on the third floor in the loft space. Large Velux window. Spotlights to ceiling. Exposed beams and chimney breast. Eaves storage. Carpet to floor. Power points. Door to en-suite WC.

EN-SUITE

Wall mounted wash hand basin with hot and cold tap over. Close coupled WC. Extractor fan. Spotlights to ceiling.

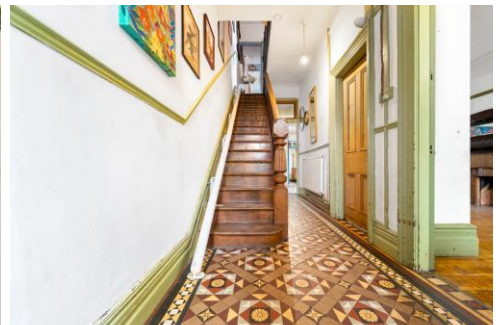
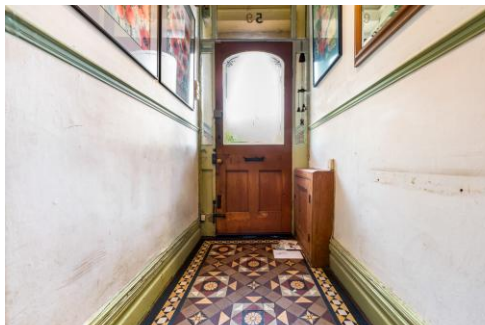
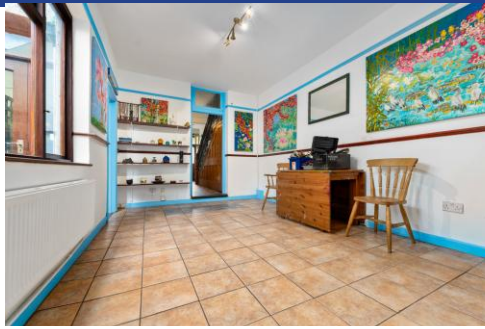
OUTSIDE

Garden accessed via kitchen and lean-to. Slabbed throughout with fence borders. Brick sleepers. Decorative flowers.

TENURE

MGY are advised that the property is freehold.

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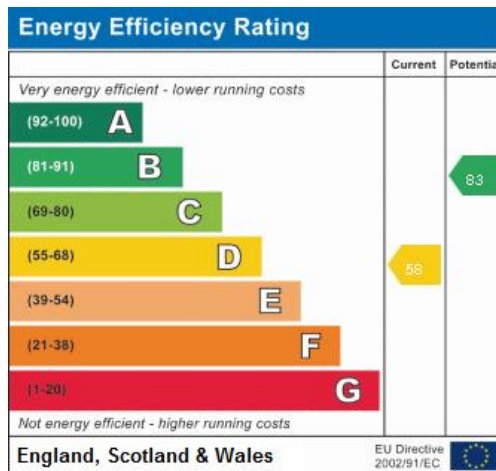


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TOTAL FLOOR AREA: 1739 sq. ft. (161.5 sq.m.) approx.

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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