

Fields Court,

Greenfield Avenue, Pontcanna, CF11 9QF



Estate Agents and
Chartered Surveyors

Asking Price Of

£185,000



Maisonette



Property Description

****PRIME LOCATION, TOP FLOOR MAISONETTE**** MGY are delighted to bring to market this perfectly situated two bedroom, top floor maisonette apartment in the highly sought after area of Pontcanna. The accommodation briefly comprises lounge, kitchen, two bedrooms and a bathroom. The property also benefits from having off road parking and parquet flooring. ***NO CHAIN***

Tenure Leasehold

Council Tax Band C

Floor Area Approx 646 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 away.

ENTRANCE HALL

Entered via front door leading from side of property. Carpeted flooring. High level electric heater for the staircase. Stairs leading to first floor.

FIRST FLOOR LANDING

Parquet flooring. Positive pressure ventilation system. Pendant light fittings. Large double storage cupboard. Doors to lounge, both bedrooms and bathroom.

LOUNGE

15' 10" x 12' 4" (4.83m x 3.78m)
Large lounge with access to separate kitchen. Double glazed windows to rear. Parquet flooring. PowerPoints. Storage cupboard.

SEPARATE KITCHEN

9' 10" x 7' 6" (3.02m x 2.29m)
Accessed from lounge. Double glazed window to rear. Storage cupboard housing hot water tank. Integrated fridge freezer and washing machine. Round edged work surfaces incorporating electric for ring hob with extractor over and integrated oven beneath. Tiled splashbacks.

BEDROOM ONE

14' 4" x 8' 11" (4.37m x 2.72m)
Double glazed window to front. Parquet flooring. Large storage cupboard. Free standing night storage heater.

BEDROOM TWO

9' 8" x 10' 7" (2.95m x 3.25m)
Double glazed window to front. Parquet flooring. Storage cupboard. Free standing night storage heater.

BATHROOM

Double glazed obscure window to side. Panelled bath with hot and cold tap and main shower above. Pedestal wash hand basin with hot and cold tap. WC. Tiled floor and walls.

OUTSIDE

Immaculate communal garden to front.

PARKING

Off road parking space to rear.

TENURE

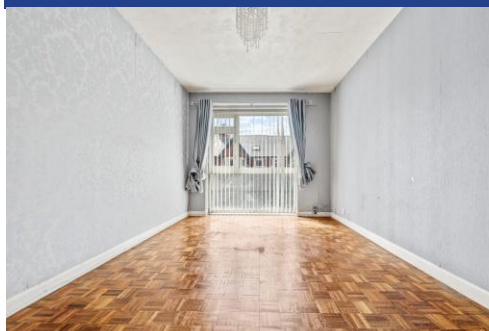
MGY are advised that the property is leasehold, with a remaining lease of approximately 100 years.

Building Insurance approx. £200 per annum.

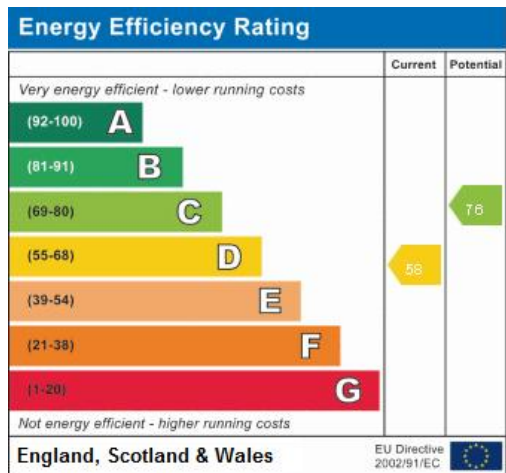
Ground Rent - £50 per annum.

No Service Charge

Fields Court,
Greenfield Avenue, Pontcanna, CF11 9QF



Fields Court,
Greenfield Avenue, Pontcanna, CF11 9QF



Pontcanna 02920 397152

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



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.