

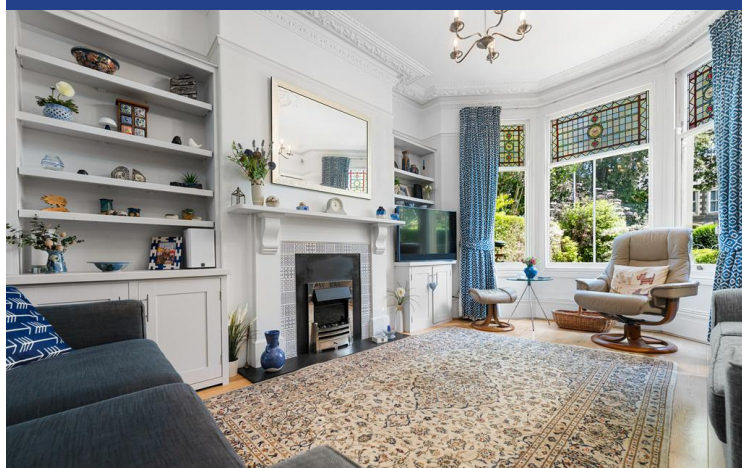
# Plasturton Avenue, Pontcanna, Cardiff, CF11 9HN



Estate Agents and  
Chartered Surveyors

Offers in Excess Of

**£725,000**



Mid Terraced House

4

2

3

2

# Property Description

**\*\*BAY FRONTED MID TERRACE HOUSE\*\*** A well presented family home situated in the sought after area of Pontcanna close to all local amenities. The accommodation comprises entrance hall, cloakroom, lounge, living room, kitchen/breakfast room, dining area, three bedrooms and bathroom to the first floor and a further double bedroom with en-suite shower room to the top floor. The property also benefits from a cellar. Delightful enclosed rear garden.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 2,116 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 PORCH

Tiled pathway leading to open porchway. Original tiled floor and half tiled walls. Half glazed wooden door into;

## ENTRANCE HALL

Wooden flooring. Deep skirting boards, original dado rail, ornate coving and architraves. Central heating radiator. Stairs to first floor with wooden balustrades. Door to cellar.

## CLOAKROOM

White suite comprising wash hand basin set in vanity unit and low level WC. Heated towel rail. Tiled splashbacks.

## LOUNGE

13' 11" x 13' 8" (4.25m x 4.18m)  
Bay window to front aspect with feature stained glass leaded lights. Feature fireplace with inset fire. Fitted cupboards and shelves to both alcoves. Wooden flooring. Ornate coving to ceiling. Deep skirting boards. Central heating radiator.

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## LIVING ROOM

15' 0" x 12' 1" (4.59m x 3.70m)

Another lovely reception room with wooden flooring. Feature fireplace with inset fire. Deep skirting and ornate coving. Picture rail. Fitted cupboards and shelving to both alcoves. Half glazed doors opening into dining area.

## BREAKFAST ROOM

14' 3" x 10' 11" (4.36m x 3.34m)

A pleasant seating area with wooden flooring. Deep skirting. Looking out onto dining area and kitchen.

## DINING AREA

14' 4" x 7' 2" (4.37m x 2.18m)

A lovely light side extension that offers versatile space, currently used as a dining area. Windows above with door leading to garden via side access. Wooden flooring.

## KITCHEN

15' 4" x 10' 11" (4.67m x 3.33m)

A well appointed kitchen fitted with a range of wall, base and drawer units with complementary work surfaces incorporating Belfast sink. Rangemaster cooker and American fridge freezer. Fitted washing machine and dishwasher. Tiled splashbacks. Wooden flooring. Wine rack. Central heating radiators.

## FIRST FLOOR

### BEDROOM ONE

16' 10" x 13' 11" (5.14m x 4.25m)

Sash bay window to front aspect. Fitted wardrobe and night stands. Deep skirting. Picture rail. Central heating radiator.

### BEDROOM TWO

14' 11" x 10' 10" (4.56m x 3.32m)

Two double glazed windows to side aspect. Deep skirting. Picture rail. Central heating radiator.

### BEDROOM THREE

13' 9" x 7' 10" (4.20m x 2.40m)

Double glazed window to rear. Feature cast iron fireplace. Wooden flooring. Deep skirting boards and picture rail. Central heating radiator.

### BATHROOM

10' 11" x 8' 0" (3.34m x 2.44m)

Obscure double glazed window to side. White suite comprising panelled bath, wash hand basin set in vanity unit and low level WC. Large walk in shower with glass screens. Wooden flooring. Inset spotlights to ceiling.

### SECOND FLOOR

Split level landing, wooden balustrades. Dado rail and deep skirting boards.

### BEDROOM FOUR

16' 9" x 13' 5" (5.11m x 4.09m)

Top floor double bedroom with Velux window. Under eaves storage. Radiator. Door into;

### EN-SUITE SHOWER ROOM

Fully tiled shower cubicle with mains shower and glass doors. White wash hand basin set in vanity unit and low level WC. Part tiled walls. Central heating radiator. Vinyl flooring.

### CELLAR

21' 9" x 4' 5" (6.63m x 1.35m)

Fitted work bench with shelf underneath. Four shelf units for hand tools, paint cans brushes etc.

### OUTSIDE

Enclosed rear garden with paved patio area. Mature plants and some hedging.

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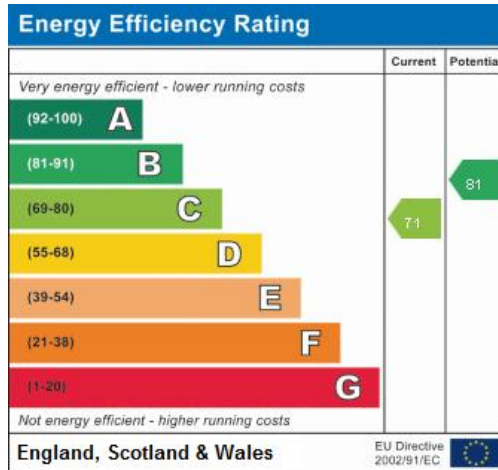
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TOTAL FLOOR AREA : 2116 sq.ft. (196.6 sq.m.) approx.  
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