

Bloom Street,

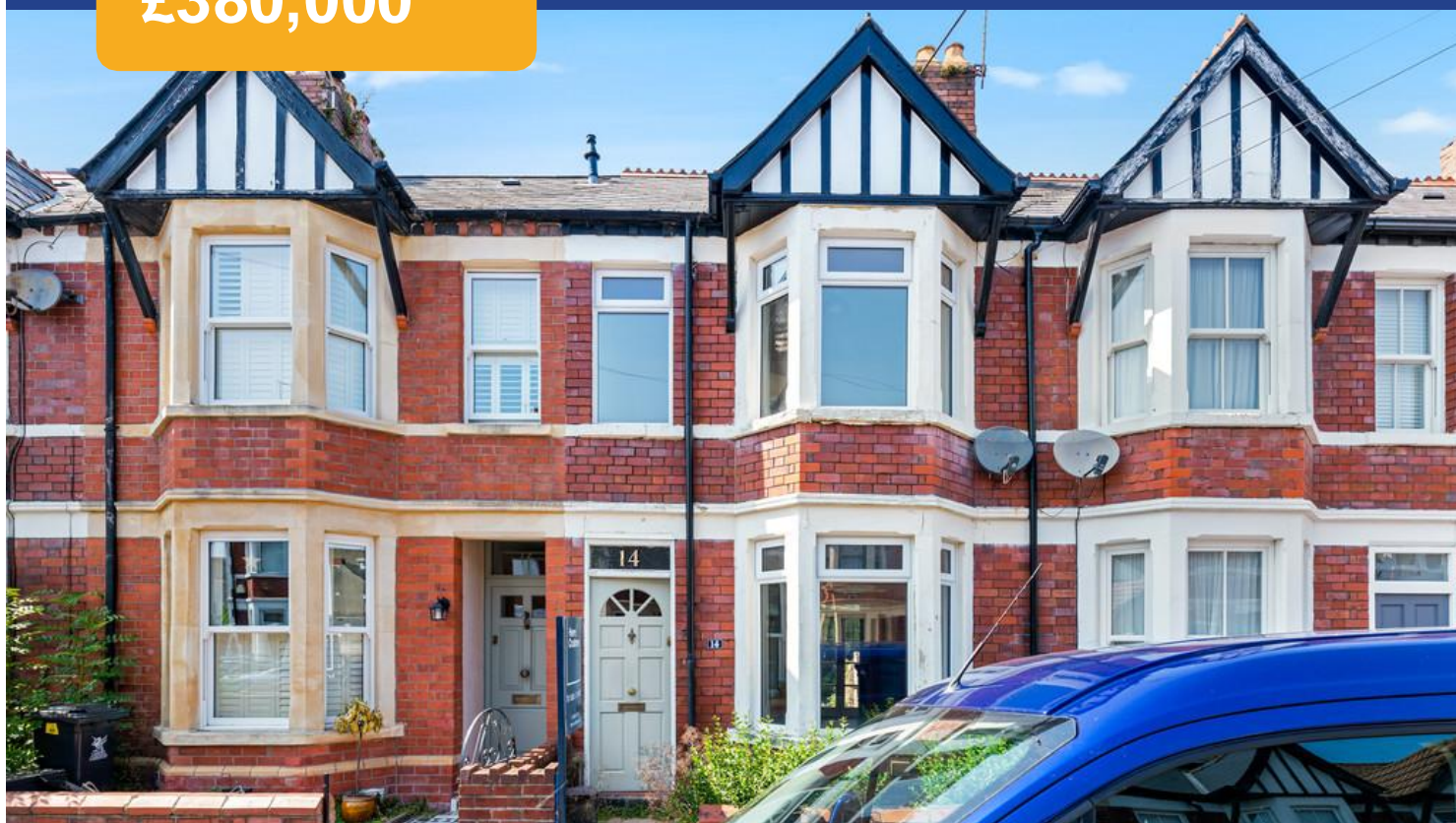
Pontcanna, Cardiff, CF11 9QE



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£380,000



Mid Terraced House

2

1

1

2

Property Description

****CHARMING MID TERRACE HOUSE****

Situated in the heart of Pontcanna this delightful property offers porch, hallway, dining room, living room, kitchen, two bedrooms and bathroom to the first floor with an additional loft room to the top floor. The property is double glazed and has gas central heating. Forecourt to the front with enclosed garden to the rear. Permit on street parking. ****NO CHAIN****

Tenure Freehold

Council Tax Band E

Floor Area Approx 764 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated 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. This delightful cottage 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.

PORCH

Entered via wooden door with single glazed window. Tiled flooring. Door into;

ENTRANCE HALL

Wood laminate flooring. Wooden staircase to first floor with under stair storage cupboard. Radiator. Coved ceiling.

DINING ROOM

10' 7" x 11' 10" (3.25m x 3.61m)
French doors giving access to rear garden. Wood laminate flooring. Radiator. Cast iron fireplace, built in storage cupboard with fitted shelves. Folding doors between dining and living room.

LIVING ROOM

9' 6" x 11' 10" (2.90m x 3.63m)
Double glazed window to front aspect. Chimney breast with exposed brickwork and slate hearth. Wood laminate flooring. Radiator.

Bloom Street,

Pontcanna, Cardiff, CF11 9QE

KITCHEN

8' 0" x 8' 9" max (2.44m x 2.69m)

Window to rear aspect and stable style door giving access to garden with an additional window to the side. Fitted base, wall and drawer units with contrasting work surfaces incorporating stainless steel sink and drainer. Space for electric cooker, fridge freezer and plumbing for washing machine. Tiled flooring. Radiator.

FIRST FLOOR LANDING

Stairs to first floor. Picture rail. Stripped wooden flooring. Drop down ladder to loft area.

BEDROOM ONE

12' 2" x 12' 4" max (3.71m x 3.78m)

Double glazed bay and a half window to front aspect. Wooden flooring. Feature cast iron fireplace. Built in wardrobes. Radiator.

BEDROOM TWO

8' 2" x 11' 10" max (2.49m x 3.63m)

Sash window to rear aspect. Wooden flooring. Feature cast iron fireplace. Radiator.

BATHROOM

8' 2" x 9' 1" max (2.49m x 2.79m)

Obscure glazed window to rear. Suite comprising bath with shower over, wash hand basin and WC. Concealed gas combination boiler with cupboard. Wooden flooring.

LOFT AREA

11' 10" x 10' 7" max (3.63m x 3.25m)

Accessed via pull down ladder this area is boarded and has laminate flooring. Exposed chimney breast. Eaves storage. Power and light. Skylight window to rear.

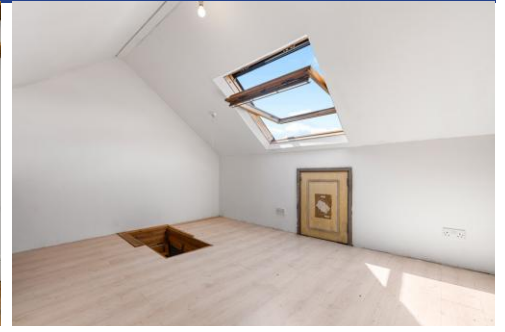
OUTSIDE

Forecourt to the front of the property with low brick wall and slate chippings. Enclosed rear garden with stone walls to both sides. Mature bamboo, part lawned area and part patio.

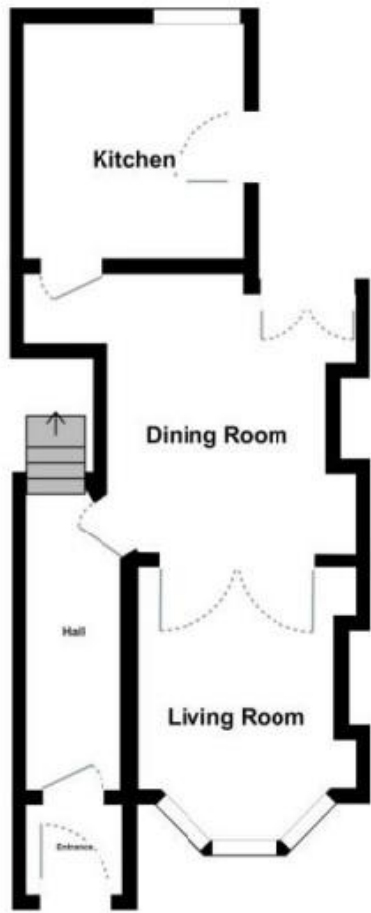
Bloom Street,
Pontcanna, Cardiff, CF11 9QE



Bloom Street,
Pontcanna, Cardiff, CF11 9QE

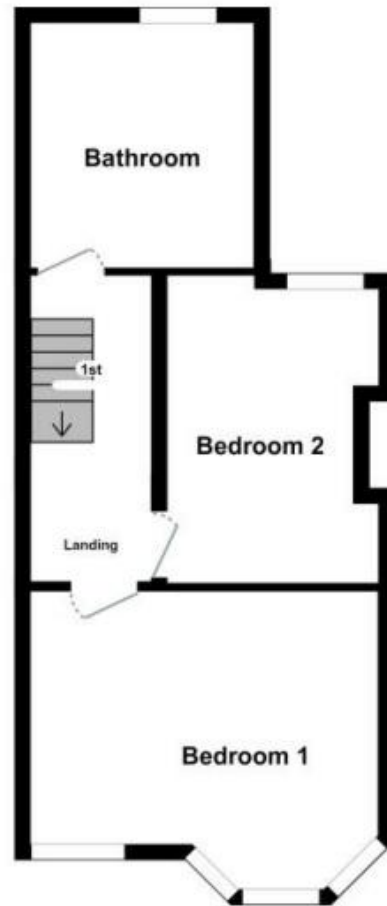


Bloom Street,
Pontcanna, Cardiff, CF11 9QE



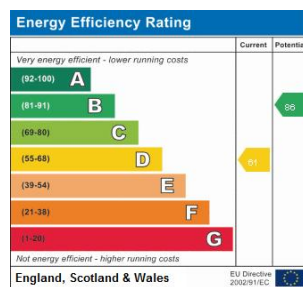
For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor



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.