

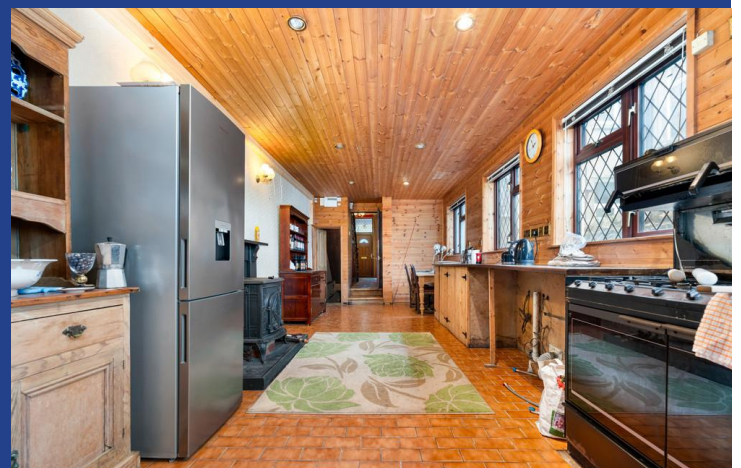
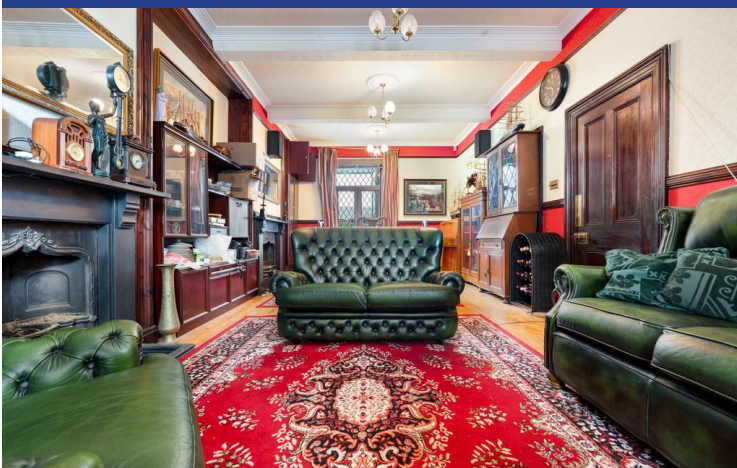
Talbot Street,  
Pontcanna, Cardiff, CF11 9BX



Estate Agents and  
Chartered Surveyors

Offers in Excess Of

£575,000



End Terraced House



# Property Description

\*RARELY AVAILABLE AND LOCATED IN A HIGHLY DESIRABLE AREA\* MGY are delighted to bring to market this three bedroom, three storey, end-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, reception room, kitchen, three bedrooms, bathroom, and cellar. The property benefits from having a conservatory and converted garage to the rear, and has retained some attractive original features. \*VIEWING HIGHLY RECOMMENDED\*

Tenure Freehold

Council Tax Band F

Floor Area Approx 2,120 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

5' 6" x 21' 6" (1.68m x 6.55m)

Entered via wooden door leading from courtyard. Original wooden floorboards. Coving. Picture rail. Pendant light. Radiator. Stairs rising to first floor. Doors to living room and kitchen.

## LIVING ROOM

11' 9" x 25' 11" (3.60m x 7.90max)

Large bay window to front aspect with panelling surround. Original wooden floorboards. Two original fireplaces with slate hearth and surround. Fitted ornate glass cabinets to alcoves. Ornate coving to ceiling. Picture rail. Alcoves. Four pendant lights each with ceiling rose. Glazed double opening doors leading to rear garden. Two pendant lights to side wall. Wall mounted Sony speakers. PowerPoints. TV and telephone point.

## KITCHEN

9' 1" x 22' 8" (2.79m x 6.92m)

Four windows to side aspect and two wall mounted pendant lights. Tiled flooring. Fitted wooden work surfaces across one wall with contrasting rounded edge worktops, incorporating stainless steel sink with mixer tap over and drainer. Wooden panelled walls and ceiling. Space for appliances. Plumbing for washing machine and space for fridge freezer. Pendant lights to side wall. Two radiators. Coal stove with slate hearth. PowerPoints. Spotlights.

## CELLAR

14' 3" x 5' 0" (4.34m x 1.52m)

Access via kitchen.

## CONSERVATORY

10' 3" x 10' 4" (3.12m x 3.15m)

Glazed double opening doors leading to garden and separate door leading to outside. Ceiling fan. Wooden flooring. Original fireplace with slate hearth and surround. Radiator. PowerPoints.

## Talbot Street,

Pontcanna, Cardiff, CF11 9BX

### GYM

16' 4" x 11' 11" (4.98m x 3.63m)

Mirrored walls to rear with wall mounted Sony speakers. Glazed double doors to front aspect leading to garden. Two ceiling fans. Radiator. PowerPoints.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Carpet to floor. Split level landing. Coving to ceiling. Picture rail. Two radiators. Two pendant lights. Doors to bedrooms and bathroom.

#### BEDROOM ONE

13' 0" x 26' 8" (3.96m x 8.15m)

Large double bedroom. Bay window to front with additional window to rear. Mirrored walls plus wooden panelling. Radiator. Alcoves. Two radiators. Carpet to floor. Spotlights. PowerPoints. Door leading to:

#### DRESSING ROOM

5' 0" x 8' 5" (1.54m x 2.58max)

Window to front aspect. Wall mounted mirror and light to side wall. Wood panelled walls and ceiling. Radiator. Spotlights.

#### BEDROOM THREE

9' 10" x 15' 11" (3.01m x 4.87m)

Double bedroom. Large window to rear aspect. Wooden beamed ceiling with panelling. Two ceiling fans. Two fixed mirrors to side walls. Picture rail. Radiator. Carpet to floor. PowerPoints.

### BATHROOM

6' 7" x 7' 1" (2.01m x 2.16max)

Tiled panelled bath with hot and cold mixer tap and shower fixture over. Pedestal wash hand basin with hot and cold tap and light fixture over. Separate mains shower with glass doors and tiled splashbacks. Tiled walls. Tiled floors. Pendant light. Radiator. Extractor.

### WC

3' 5" x 4' 1" (1.05m x 1.25m)

WC. Tiled flooring. Extractor. Fixed shelving across one wall.

### SECOND FLOOR

#### SECOND FLOOR LANDING

Carpet to floor. Picture rail. Window to rear aspect.

#### BEDROOM TWO

19' 3" x 23' 10" (5.87m x 7.26m)

Located in the loft room. Large double bedroom. Carpet to floor. Wooden beamed panelled ceiling with fan and fixed lights to side wall. Storage to eaves. Partly panelled walls. Windows to front and rear aspects. Two original fireplaces with slate hearth and surround. Radiator. PowerPoints.

### OUTSIDE

Forecourt to the front of the property. Enclosed rear with paved patio area and stone walls to sides.

### TENURE

MGY are advised that the property is freehold.



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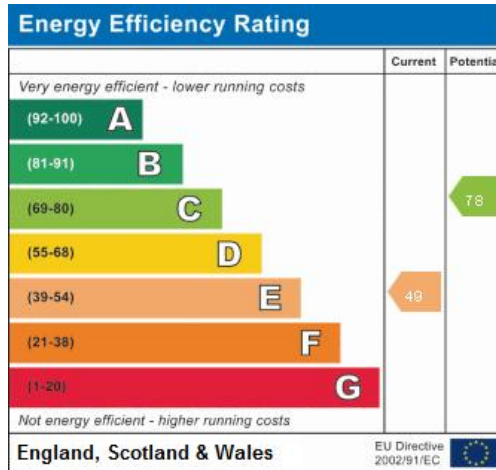
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Pontcanna 02920 397152

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



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