

Plasturton Gardens, Pontcanna, Cardiff, CF11 9HF



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£1,000,000



Mid Terraced House

4

2

3

2

Property Description

EXCEPTIONALLY PRESENTED, FOUR DOUBLE BEDROOM, MID TERRACED HOUSE IN THE HEART OF PONTCANNA MGY are delighted to bring to market this one of a kind, mid terraced house situated on the much favoured Plasturton Gardens in the heart of Pontcanna. The property has been sympathetically modernised yet retains beautiful original features throughout. The accommodation is generously split over four floors and briefly comprises, entrance hall, lounge/diner, living room, kitchen, breakfast room, utility area and downstairs WC, four double bedrooms - one with en suite, family bathroom with additional WC and basement. The property further benefits from double glazing throughout and a low maintenance rear garden with lane access. *Viewing highly recommended*

Tenure Freehold

Council Tax Band H

Floor Area Approx 2,529 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Accessed through wooden front door with obscure glass insert leading from private front courtyard. Original tiled flooring. Dado rail. Original coving to ceiling. Two large antique lantern & pendant lights with original ceiling rose. There is a security alarm system on each floor. 'Eskimo' radiator. Doors to lounge/diner, kitchen and basement. Power points. Stairs to first floor.

LOUNGE/DINER

12' 8" x 11' 8" (3.87m x 3.56m)
Double glazed bay window to front. Original wood flooring. Original coving to ceiling. Pair of antique chandeliers with original ceiling rose and additional wall lighting. Feature fireplace. Alcoves. Power points. Radiators.

KITCHEN

17' 1" x 10' 4" (5.23m x 3.15m)
Range of wall, base and drawer units with stunning granite worktop & splashbacks. Welsh slate flooring. Integrated fridge freezer, additional undercounter fridge & dishwasher. Stainless steel 1.5 sink with hot & cold tap above. Range cooker with five ring gas hob & extractor above with stainless steel splashback. Spotlights to ceiling. Power points. Double glazed window to side. Door to utility area. Radiator. Dual aspect gas fire dividing the kitchen and breakfast room.

UTILITY AREA

Continuation of the Welsh slate flooring. Space for appliances. Skylight to ceiling. Spotlights.

WC

Continuation of the Welsh slate flooring. Spotlights to ceiling. Obscure window to rear. WC. Pedestal wash hand basin with mixer tap over.

BREAKFAST ROOM

22' 10" x 10' 4" (6.96m x 3.16m)
Laminate flooring. Spotlights to ceiling. Double glazed French doors with custom made shutters which leads to rear garden. Two double glazed windows to side with two additional sky lights. Vertical radiator. Spotlights to ceiling. Power points.

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FIRST FLOOR

Split level landing. Carpet to floor. Dado rail. Set of 3 antique pendant lights. Power points. Doors to three bedrooms, WC and bathroom. Coving to ceiling. Stairs to top floor.

BEDROOM ONE

17' 2" x 14' 10" (5.24m x 4.53m)

Double glazed bay window to front with additional window. Carpet to floor. Pendant light fitting with ceiling rose. Feature fireplace. Alcoves. Power points. 'Eskimo' radiator.

BEDROOM TWO

12' 2" x 10' 4" (3.71m x 3.16m)

Original wooden flooring. Pendant light fitting. Double glazed window to rear. Coving to ceiling. Power points. Door to storage cupboard which houses water tank and Vaillant Combi boiler. Radiator.

BEDROOM THREE

12' 3" x 7' 4" (3.75m x 2.25m)

Original wood flooring. Two double glazed windows to side. Pendant light fitting. Power points.

BATHROOM

11' 2" x 12' 0" (3.42m x 3.68m)

Tiled flooring with underfloor heating. Two sets of steps leading up to an amazing, double ended Jacuzzi bath. Partially tiled walls. Spotlights to ceiling. Double glazed obscure window to rear. Modern heated towel rail. Coving to ceiling. Shower cubicle. Vanity wash hand basin with storage beneath and mixer tap above. Wall mounted mirrored storage cupboard.

WC

3' 7" x 3' 3" (1.11m x 1.00m)

Wooden flooring. 'Eskimo' radiator. Pendant light fitting. Obscure double glazed window to side. Wall mounted wash hand basin with mixer tap over. Tiled splashback.

SECOND FLOOR

Split level landing. Carpet to floor. Dado rail. Sky light. Pendant light fitting. Loft hatch with pull down ladders leading to boarded loft space. Door to bedroom two.

BEDROOM FOUR

16' 2" x 11' 7" (4.93m x 3.54m)

Original wood flooring. Double glazed window to front. Spotlights to ceiling. Feature fireplace. Power points. Door to en suite.

EN SUITE

13' 4" x 10' 0" (4.07m x 3.05m)

Original wood flooring. Spotlights. Coving to ceiling. Double glazed obscure window to rear. Partially tiled walls. Feature fireplace. WC. Shower cubicle. Roll top bath with hot and cold tap over. Pedestal wash hand basin with hot and cold tap over. Stainless steel heated towel rail. Radiator with cover.

BASEMENT

12' 9" x 11' 5" (3.91m x 3.50m)

Professionally tanked. Laminate flooring. Spotlights to ceiling. Three built in storage shelves. Power points. Separate section with counter space.

OUTSIDE

Front - Tiled pathway leading to front door. Shingled area.

Rear - Laid to patio. Gate leading to rear lane. Wall border.

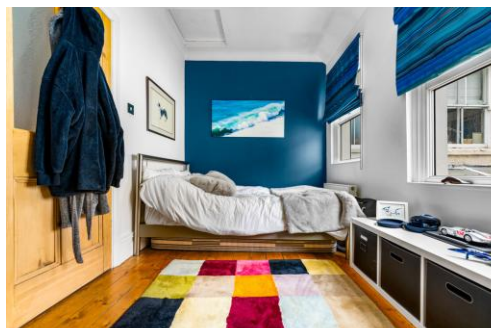
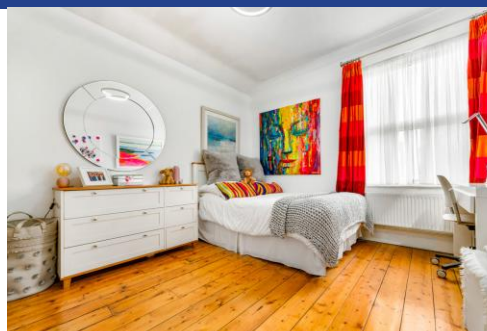
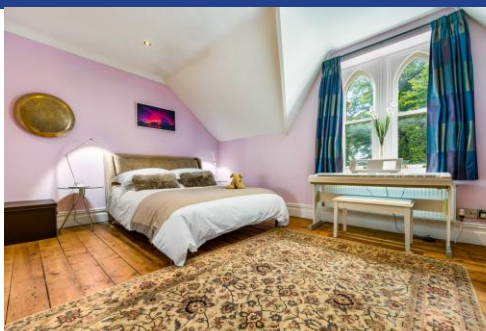
TENURE

MGY are advised that this property is FREEHOLD.

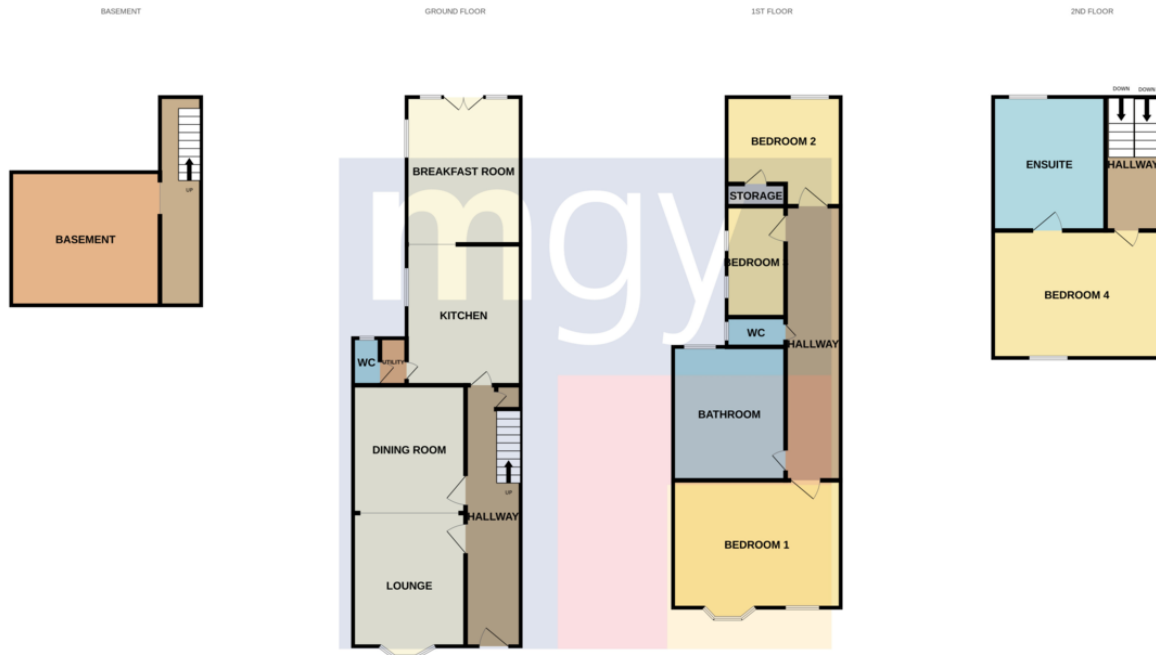
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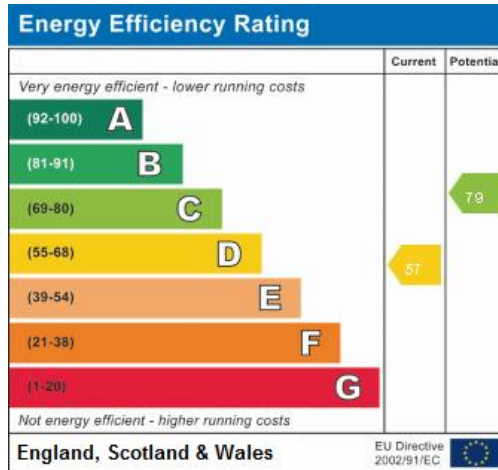
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