

Ryder Street,

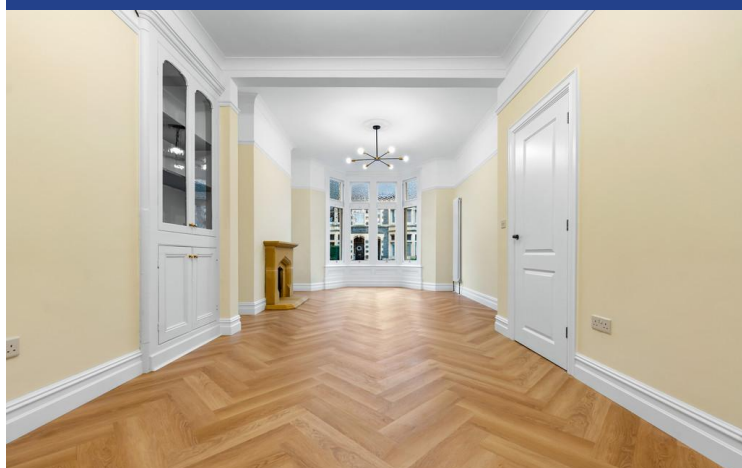
Pontcanna, Cardiff, CF11 9BR



Estate Agents and
Chartered Surveyors

Asking Price Of

£795,000



Mid Terraced House

5

3

4

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Property Description

RENOVATED TO AN EXTREMELY HIGH STANDARD MGY are delighted to bring to market this exquisite, four storey, mid-terraced house in the highly sought after area of Pontcanna. The property is situated within walking distance to Pontcanna fields and the City Centre and is near a variety of cafes, restaurants, bars and shops. The accommodation briefly comprises entrance hallway, lounge, kitchen/diner, downstairs WC, and utility room, five double bedrooms - one with en suite, family bathroom and an additional 'Jack and Jill' bathroom to the top floor. The property further benefits from a large basement with two separate rooms and a great sized rear garden with rear lane access. ***NO CHAIN***

Tenure Freehold

Council Tax Band F

Floor Area Approx 2,313 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via front door. Herringbone style LVT. Coving to ceiling. Pendant light. Radiator. Stairs rising to first floor. Doors to lounge, kitchen/diner, downstairs WC and basement.

LOUNGE

27' 0" x 12' 1" (8.23m x 3.70m)
Herringbone style LVT. Restored bay sash windows to front. Picture rail. Fireplace. Two built in storage cupboards. Alcoves. Pendant light fittings. Vertical radiators. Power points.

KITCHEN/DINER

24' 4" x 9' 9" (7.42m x 2.99m)
Continuation of the tiled flooring. Newly fitted shaker style kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with mixer tap over and electric hob with extractor above. Integrated dishwasher, double oven and grill. Window to side. Bi-folding doors leading to rear garden. Two vertical radiators. Spotlights. Space for an American fridge freezer. Power points. Door leading to utility room.

UTILITY ROOM

9' 1" x 4' 11" (2.77m x 1.52m)
Continuation of the tiled flooring. Worktops incorporating stainless steel sink with drainer and mixer tap over. Tiled splashbacks. Space and plumbing for washing machine. Wall mounted cupboard housing combi boiler. Double glazed door leading to rear garden. Pendant light fitting.

DOWNSTAIRS WC

3' 8" x 3' 2" (1.14m x 0.98m)
Tiled flooring. Wall mounted wash hand basin with mixer tap over. Pendant light. WC.

BASEMENT ROOM ONE

13' 0" x 9' 7" (3.98m x 2.94m)
Laminate flooring. Radiator. Pendant light fitting. Extractor fan. Power points.

BASEMENT ROOM TWO

10' 3" x 8' 2" (3.14m x 2.51m)
Laminate flooring. Pendant light fitting. Power points. Radiator.

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FIRST FLOOR

Stairs leading to first floor. Carpet runners. Power points. Pendant light fittings. Doors to three bedrooms and family bathroom.

MASTER BEDROOM

14' 7" x 16' 7" (4.46m x 5.08m)

Located at the front of the house. Sash bay window with additional window to front. Carpet. Vertical radiator. Feature fireplace with exposed brick chimney breast. Wall panelling. Wall mounted lighting. Covings. Power points.

BEDROOM TWO

11' 6" x 10' 4" (3.51m x 3.16m)

Carpet to floor. Pendant light. Window to rear. Power points. Vertical radiator. Alcoves.

BEDROOM THREE

10' 4" x 9' 7" (3.16m x 2.94m)

Located to the rear of the house. Carpet. Window to rear. Vertical radiator. Power points. Door to en suite.

ENSUITE

6' 5" x 5' 6" (1.96m x 1.69m)

Laminate flooring. Vanity wash hand basin with mixer tap over and storage beneath. Tiled splashbacks. Heated towel rail. Walk in shower with main shower head and additional handheld shower attachment. WC. Obscure window to side. Marble effect shower wall. Censored lighting - spotlights to ceiling.

FAMILY BATHROOM

10' 9" x 6' 4" (3.30m x 1.95m)

Herringbone style LVT. Panelled walls. Free standing roll top bath with hot and cold tap over and additional handheld shower attachment. WC. Obscure window to side. Pedestal wash hand basin with hot and cold tap over. Walk in shower with drench shower head. Marble tiled wall. Spotlights.

SECOND FLOOR

Split level landing. Carpet. Window to rear. Spotlights. Doors to two bedrooms. Power points.

BEDROOM FOUR

16' 5" x 11' 3" (5.02m x 3.44m)

Located to the front. Carpet. Vertical radiator. Two windows to front. Small snug area which is perfect for an office. Power points. Pendant light fitting. Door leading to 'Jack and Jill' bathroom.

BEDROOM FIVE

12' 0" x 10' 5" (3.66m x 3.20m)

Carpet. Window to rear. Radiator. Power points. Door to 'Jack and Jill' bathroom.

JACK AND JILL BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m)

Laminate flooring. Partially tiled walls. WC. Wall mounted sink with mixer tap over. Censored lighting - spotlights to ceiling. Extractor fan. Walk in shower with main shower head over.

TENURE

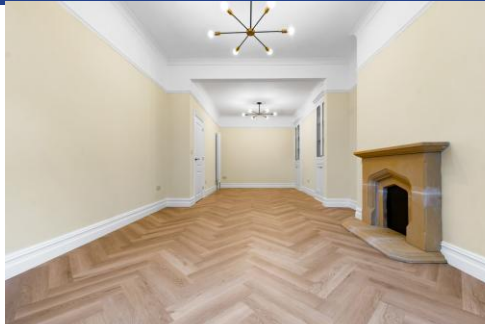
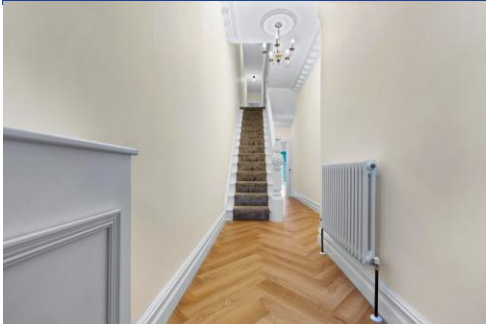
MGY are advised that the property is FREEHOLD and is CHAIN FREE.

OUTSIDE

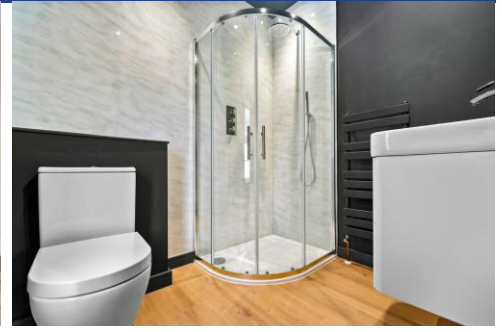
Front - Gated front area. All bath stone has been restored.

Rear - Lawn. Wall and fence border. Gate with rear lane access - potential to make into parking.

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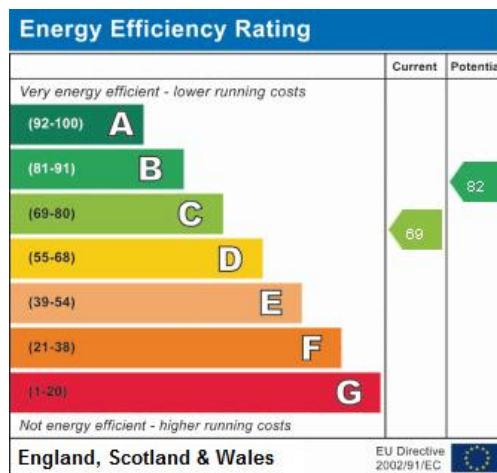


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TOTAL FLOOR AREA: 2313 sq.ft. (214.9 sq.m.) approx.

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