

# Talbot Street,

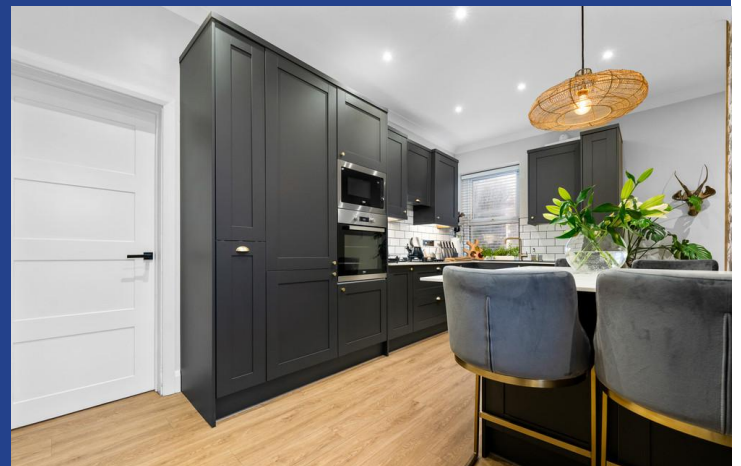
## Pontcanna, Cardiff , CF11 9BW



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£375,000**



### Maisonette Apartment



# Property Description

\*IMMACULATELY PRESENTED, LUXURY MAISONETTE APARTMENT IN THE HEART OF PONTCANNA\* MGY are delighted to bring to market this exquisite two bedroom, maisonette apartment situated on the much favoured Talbot Street in 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, kitchen/diner, lounge, two bedrooms and bathroom. The property further benefits from being double glazed throughout, gas central heating and has an off road parking space to the rear.

Tenure Share of Freehold

Council Tax Band C

Floor Area Approx 1,256 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from pavement. Stairs with carpet runner rising to first floor. Window to side. Open into the kitchen/diner. Spotlights.

## KITCHEN/DINER

Laminate flooring. Modern fitted kitchen with worktops over incorporating gas hob with extractor above and inset sink with drainer and mixer tap over. Integrated appliances such as fridge/freezer, microwave and oven. Breakfast bar with worktops over and space for stool seating beneath. Tiled splashbacks. Double glazed window to front with fitted blinds. Spotlights with additional pendant light fitting and additional under counter lighting. Radiator. Power points. Stairs to first floor.

## LOUNGE

Wood flooring. Large double glazed bay window to front with additional window and fitted blinds. Spotlights. Alcoves with built in shelving and storage cupboards beneath. Coving. Power points. Radiator. TV and telephone point.

## FIRST FLOOR

Carpet to floor. Spotlights. Window to side. Radiator. Loft hatch. Doors to both bedrooms and bathroom. Power points.

## BEDROOM ONE

Carpet to floor. Double glazed window with fitted blinds. Spotlights with two additional hanging pendant light fittings. Radiator. Power points.

## BEDROOM TWO

Carpet to floor. Spotlights. Radiator. Sky light to ceiling. Power points.

## BATHROOM

Tiled flooring and partially tiled walls. Shaver point. Obscure window to side. Spotlights. Oval countertop wash hand basin with mixer tap over and storage beneath. WC. Panelled bath with hot and cold tap over and drench mains powered shower above with glass shower screen.

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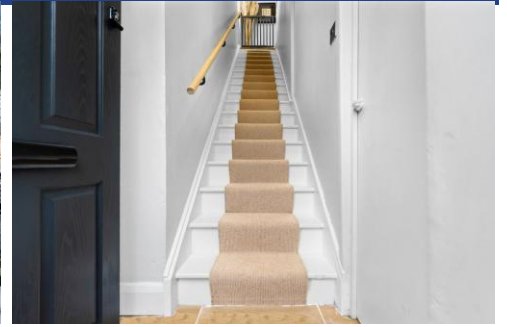
**TENURE**

MGY are advised that the property is sold with a share of the freehold.

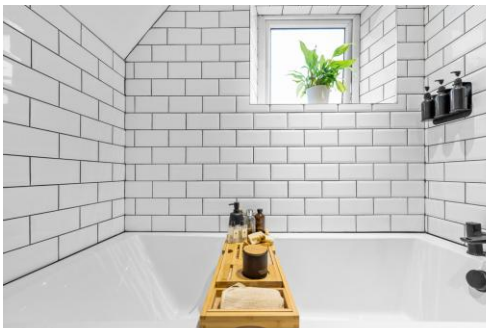
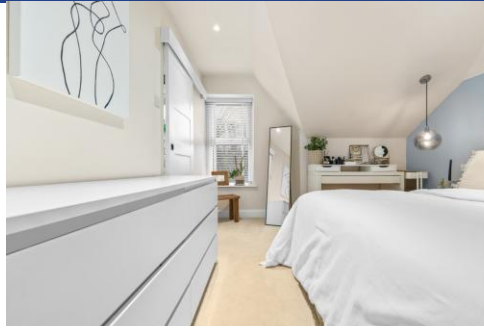
**OUTSIDE**

The property comes with an allocated off road parking space to the rear.

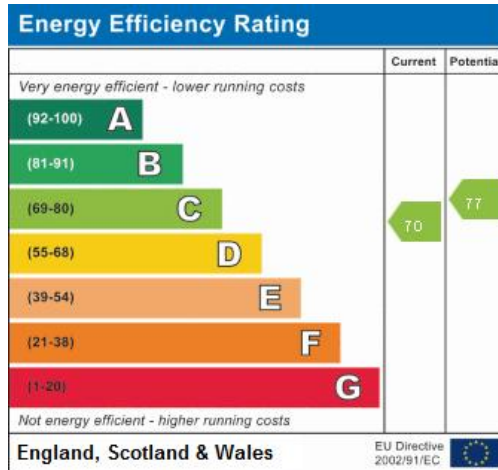
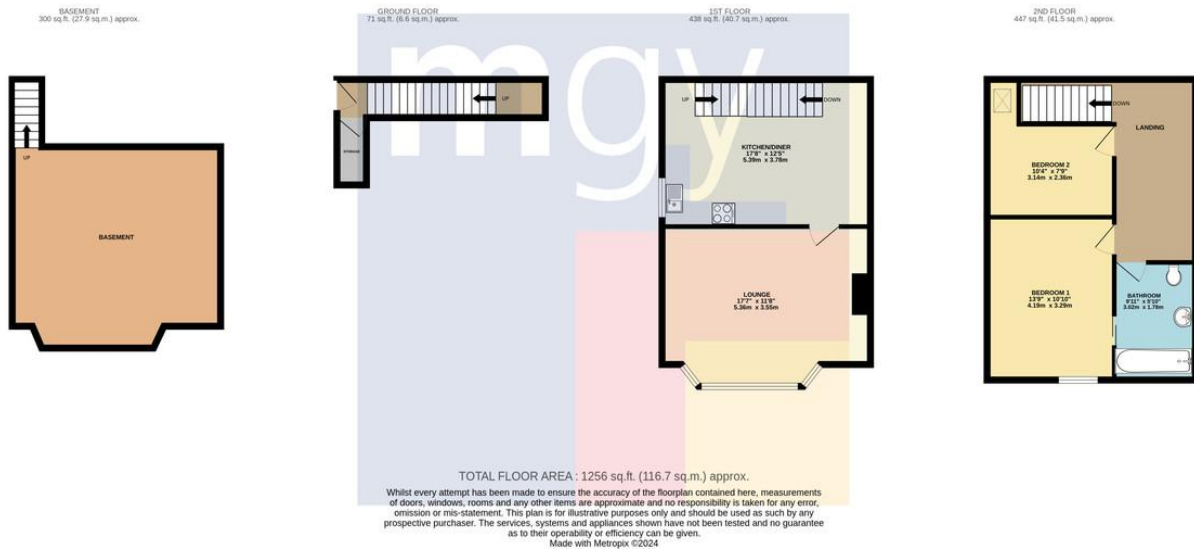
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# Talbot Street, Pontcanna, Cardiff , CF11 9BW



**Pontcanna 02920 397152**

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



**mgyc.co.uk**

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