

Dyfrig Street,

Pontcanna,
Cardiff,
CF11 9LR

Offers In Excess Of

£850,000



Estate Agents and
Chartered Surveyors



Mid Terraced House

4

3

4

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Property Description

EXQUISITE, FOUR DOUBLE BEDROOM, MID-TERRACED HOUSE IN THE HEART OF PONTCANNA MGY are delighted to bring to market this incredible four bedroom, three-storey, mid-terraced house situated on the much favoured Dyfrig Street, Pontcanna. The property is perfectly located within walking distance of local amenities which include shops, cafes, restaurants, bars and Pontcanna Fields. The property retains some beautiful original features such as tiling, coving, and ceiling rose, but has been tastefully modernised throughout. The accommodation briefly comprises entrance hallway, two reception rooms, downstairs WC, and open plan kitchen/diner to the ground floor. Two double bedrooms - master en-suite and walk-in-wardrobe, and family bathroom to the first floor, and an additional two double bedrooms with shower room to the second floor. The property further benefits from a cinema room and wine cellar in the converted basement, purpose-built office to the rear garden, and newly fitted double glazed windows to the front of the house. *Viewing highly recommended*

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,783 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from private front garden. Original tiled flooring. Ornate original coving to ceiling. Picture and Dado rail. Pendant light fitting with ceiling rose. Doors to reception rooms and kitchen/diner. Power points. Stairs rising to first floor.

LOUNGE

14' 2" x 13' 7" (4.34m x 4.15m)
Newly fitted double glazed bay window with fitted shutter blinds. Original coving to ceiling. Pendant light fitting with ceiling rose and additional wall lighting. Alcoves. Wood flooring. Picture rail. Radiators. Original fireplace. Power points. TV and telephone point. Opening into :-

SITTING ROOM

12' 11" x 11' 8" (3.95m x 3.58m)
Continuation of the wood flooring. Alcoves. Original coving. Pendant light fitting with ceiling rose. Original fireplace. Radiator. Power points. Modern glass door leading to open plan kitchen/diner.

KITCHEN/DINER

28' 10" x 17' 8" (8.79m x 5.38m)
Herringbone flooring. Modern shaker style kitchen with a range of wall, base and drawer units with marble worktop over incorporating inset stainless steel sink with hot and cold tap over. Integrated appliances such as fridge/freezer, oven and grill, and dishwasher. Tiled splashbacks. Central island with base and drawer units beneath with additional space for stool seating and marble worktop over incorporating induction hob. Spotlights. Radiators. Power points. Two lantern skylights to ceiling with additional feature floor to ceiling window to rear aspect. Bi-folding doors leading to rear garden. Doors leading to converted basement and downstairs WC.

WC

5' 0" x 2' 8" (1.53m x 0.83m)
Herringbone flooring. Partially tiled walls. Vanity wash hand basin with mixer tap over and storage beneath. WC. Pendant light.

CONVERTED BASEMENT

Cinema Room / Gym - 7.03 x 3.32
Wood flooring. Spotlights to ceiling. Power points. Radiator. Double glazed door leading to outside.

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FIRST FLOOR

Split level landing. Wood flooring. Radiator. Spotlights. Dado rail. Power points. Doors leading to two bedrooms, family bathroom and storage cupboard housing boiler.

MASTER BEDROOM

17' 7" x 14' 2" (5.38m x 4.34m)

Located at the front of the house. Continuation of wood flooring. Spotlights. Picture rail. Newly fitted double glazed bay window to front aspect with additional double glazed window alongside - both with fitted shutter blinds. Radiator. Two alcoves. Feature fireplace. Power points. Door leading to dressing room / en-suite.

DRESSING ROOM

Continuation of wood flooring. Modern fitted wardrobes with hanging space and drawers beneath. Wall mounted mirror. Spotlights. Opening to en-suite shower room.

ENSUITE

Tiled flooring and partially tiled walls. Pendant light fitting. Oval counter top sink with mixer tap over and storage beneath. WC. Walk in shower cubicle with mains powered shower over. Chrome heated towel rail. Partially obscure double glazed window to rear aspect. Wall mounted mirror.

BEDROOM TWO

11' 5" x 10' 10" (3.50m x 3.32m)

Located at the rear of the house. Carpet to floor. Double glazed windows to rear aspect. Radiator. Pendant light fitting. Power points. Feature fireplace.

FAMILY BATHROOM

Tiled flooring and partially tiled walls. Spotlights. Free standing oval edged bath with hot and cold tap and handheld shower attachment over. WC. Pedestal wash hand basin with hot and cold tap over. Walk in shower with mains powered shower above and additional handheld attachment. Two obscure windows to side aspect. Chrome heated towel rail.

SECOND FLOOR

Split level landing. Carpet to stairs and landing. Dado rail. Skylight. Power points. Doors to shower room and two bedrooms.

BEDROOM THREE

17' 7" x 12' 3" (5.38m x 3.74m)

Located at the front of the house. Carpet to floor. Newly fitted double glazed window to front with fitted shutter blinds with additional Velux window with fitted blind. Feature fireplace. Radiator. Power points. Pendant light fitting.

BEDROOM FOUR

13' 3" x 10' 10" (4.06m x 3.32m)

Carpet to flooring. Double glazed window to rear aspect with two additional Velux window with fitted blinds. Pendant light fitting. Feature fireplace. Radiator. Power points.

SHOWER ROOM

Fully tiled walls and floor. Velux window to side aspect. Spotlights. Oval counter top wash hand basin with mixer tap over and storage beneath. Chrome heated towel rail. Walk in shower with mains powered shower over and additional handheld attachment. WC.

OUTSIDE

Front - Gate leading to private front courtyard. Tiled path providing walkway to front door.

Rear:- Laid to decking. Fenced border. Patio to far end leading to:-

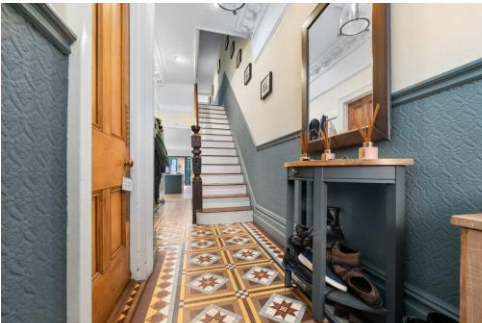
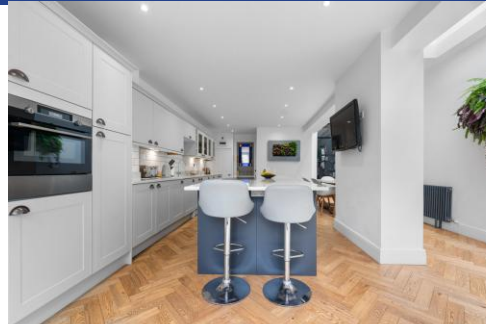
Home Office - 3.73 x 2.48

Wood flooring. Spotlights. Power points. Electric heater. Door leading to rear lane.

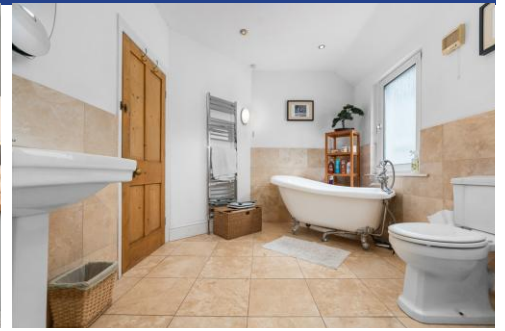
TENURE

MGY are advised that the property is FREEHOLD.

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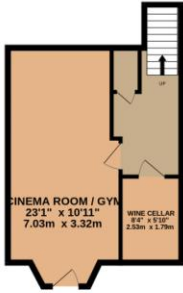


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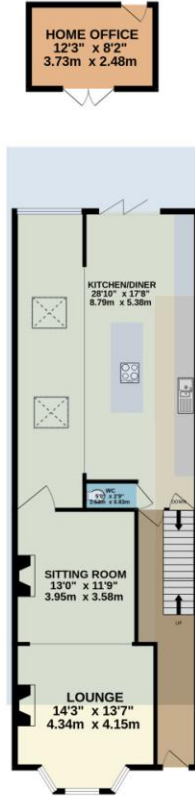


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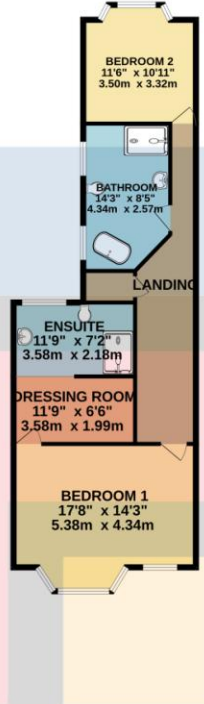
BASEMENT
376 sq.ft. (34.9 sq.m.) approx.



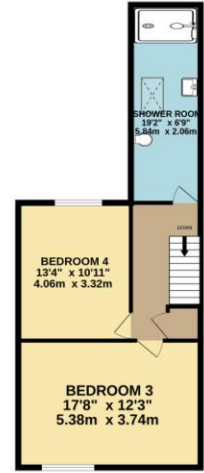
GROUND FLOOR
1051 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.

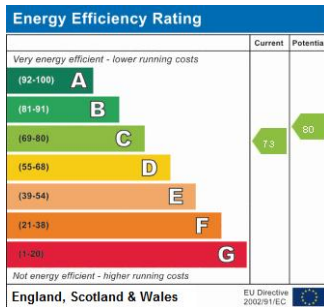


2ND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 2783 sq.ft. (258.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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