

Plasturton Avenue, Pontcanna, Cardiff, CF11 9HL



Estate Agents and
Chartered Surveyors

Asking Price Of

£725,000



Mid Terraced House

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Property Description

****RARE OPPORTUNITY TO ACQUIRE A FOUR BEDROOM HOUSE ON THE MUCH FAVOURED PLASTURTON AVENUE**** MGY are proud to bring to market this traditional mid-terraced house situated in the heart of Pontcanna. The accommodation comprises entrance hall, lounge, sitting room, dining room and kitchen. To the first floor there are four bedrooms and a family bathroom. The property further benefits from gas central heating, high ceilings, a cellar with utility area and WC, plus a delightful enclosed rear South West facing garden. ****Viewing highly recommended****

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,926 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE PORCH

Tiled pathway leading to open porchway. Original tiled floor and half tiled walls. Half glazed wooden door into;

ENTRANCE HALL

Original tiled flooring. Deep skirting boards, picture rail, ornate coving and architraves. Pendant light. Radiator. Stairs to first floor with wooden balustrades. Doors to all rooms.

LOUNGE

15' 8" x 13' 3" (4.80m x 4.06m)
Bay window to front aspect with feature stained glass sash windows. Fireplace with inset fire, wooden mantle surround and slate base. Alcoves. Carpeted flooring. Ornate coving to ceiling and picture rail. Ceiling rose with pendant light. Deep skirting boards. Radiator.

SITTING ROOM

12' 8" x 11' 5" (3.88m x 3.48m)
Another lovely reception room with wooden flooring. Deep skirting and ornate coving. Picture rail. Alcoves. Pendant light. Half glazed doors opening into lean to:

LEAN TO

6' 9" x 6' 3" (2.06m x 1.92m)
Tiled flooring. Fixed shelving across one wall. Door to access rear garden.

DINING ROOM

17' 9" x 13' 8" (5.43m x 4.17m)
A pleasant seating area with solid maple flooring. Sash window and a second uPVC double glazed window to side. Deep skirting. Picture rail. Spots and pendant light. Looking out onto kitchen area.

KITCHEN

11' 9" x 10' 3" (3.59m x 3.13m)
A well appointed kitchen fitted with a range of wall, base and drawer units across three walls, with complementary work surfaces incorporating Belfast sink with both mixer and filtered tap over. Rangemaster cooker with five ring gas hob above and stainless steel extractor hood over. Integrated dishwasher and space for fridge freezer. Cupboard housing combi boiler. Tiled splashbacks. Continuation of solid maple flooring from the dining room. Patio doors and additional side door leading from the kitchen to the rear garden. Window to side. Spotlights. Heated towel rail.

CELLAR & UTILITY ROOM

Steps down to cellar area, providing an excellent storage space. Door leading to WC with wall mounted wash hand basin, plus utility area with plumbing for washing machine.

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FIRST FLOOR

FIRST FLOOR LANDING

Split level landing with carpeted flooring. Picture rail. Fitted cupboard. Doors to four bedrooms, bathroom and wall mounted side lighting.

BEDROOM ONE

18' 0" x 15' 8" (5.50m x 4.80m)

An excellent size principal bedroom with sash bay window and additional window to front aspect. Carpeted flooring. Alcoves. Ornate coving to ceiling, pendant light and picture rail. Two radiators.

BEDROOM TWO

12' 8" x 11' 8" (3.88m x 3.58m)

A second double bedroom. Double glazed uPVC window to rear aspect. Deep skirting. Alcoves. Ornate coving to ceiling, pendant light and picture rail. Carpeted flooring. Radiator.

BEDROOM THREE

11' 9" x 9' 8" (3.59m x 2.96m)

A third double bedroom. Double glazed uPVC window to rear aspect. Deep skirting. Alcoves. Pendant light. Carpeted flooring. Loft hatch. Radiator.

BEDROOM FOUR

9' 11" x 8' 7" (3.03m x 2.62m)

Sash window to side aspect. Deep skirting. Alcoves. Pendant light. Carpeted flooring. Radiator.

BATHROOM

Modern suite comprising panelled bath with mixer tap over, and overhead mains shower with tiled splashbacks. Pedestal wash hand basin with hot and cold taps plus wall mounted mirror above with lighting. WC. Walk in tiled shower with a thermostatic mixer. Two obscure sash windows. Tiled floor and partly tiled walls. Heated towel rail. Loft hatch. Spotlights.

OUTSIDE

REAR GARDEN

Low maintenance paved South West facing garden with an array of mature plants, apple trees and some hedging. Stone wall borders.

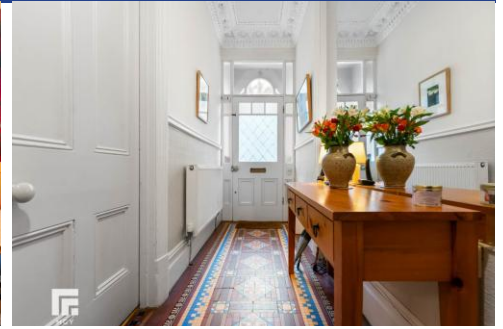
TENURE

MGY are advised that the property is FREEHOLD.

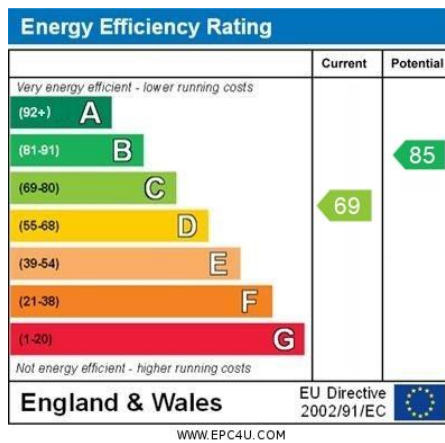
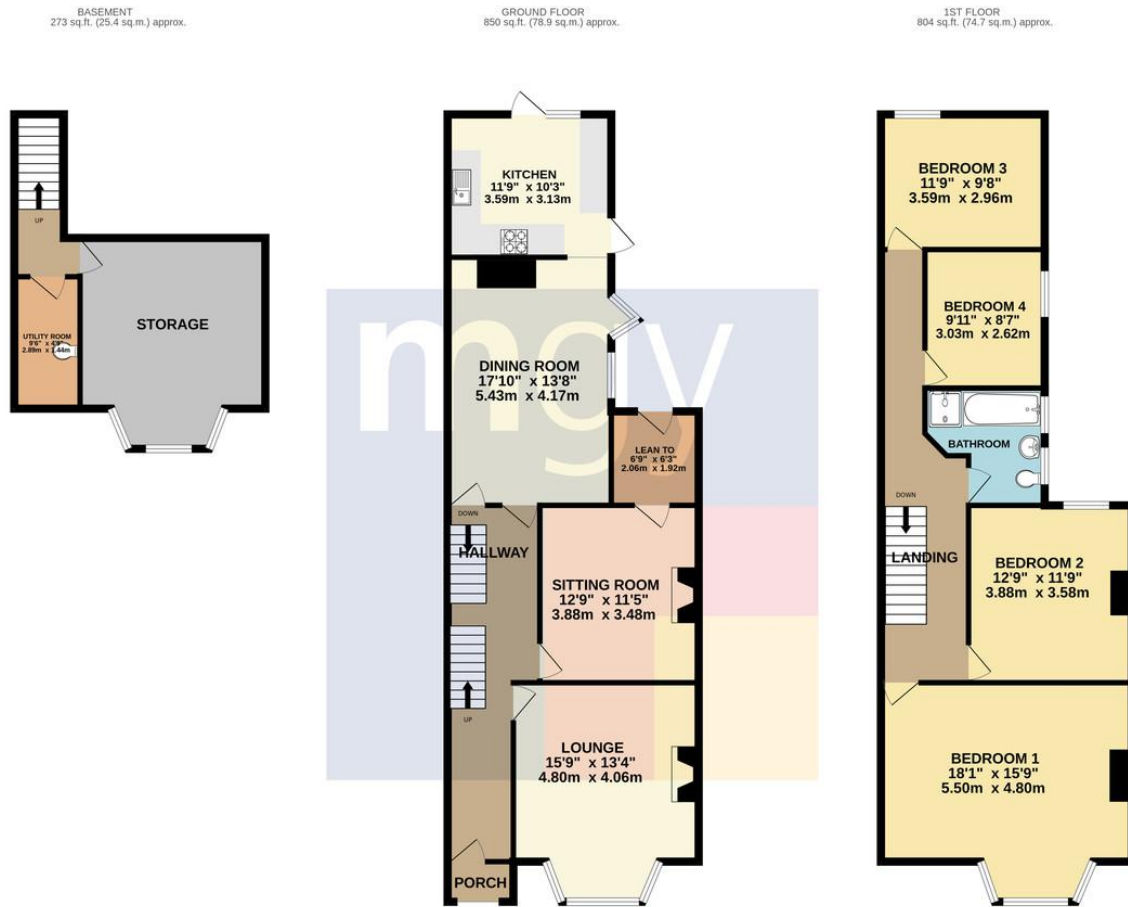
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