

Wyndham Road,

Pontcanna, Cardiff, CF11 9EL



Estate Agents and
Chartered Surveyors

Asking Price Of

£395,000



Mid Terraced House

2

1

1

2

Property Description

IMMACULATELY PRESENTED, MID-TERRACED HOUSE, TWO BEDROOMS PLUS LOFT ROOM MGY are delighted to bring to market this beautifully presented, mid-terraced house situated on the much favoured Wyndham Road, Pontcanna. The property is conveniently located within walking distance of both Canton and Pontcanna. The accommodation briefly comprises entrance hallway, lounge/dining room, kitchen/diner, two bedrooms, plus loft room, and family bathroom. The property further benefits from a beautifully maintained rear garden, gas central heating and double glazing throughout, and is chain free. *Viewing highly recommended*

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,130 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from front courtyard. Wooden flooring. Pendant light fitting. Dado rail. Doors to lounge/diner, and kitchen/diner. Radiator. Pendant light fitting. Stairs rising to first floor.

LOUNGE/DINER

Continuation of wooden flooring. Double glazed bay window to front aspect. Pendant light fittings. Fireplace with log burner. Alcoves. Power points. Radiators. Double glazed door providing access to rear garden. Opening to kitchen/diner.

KITCHEN/DINER

18' 2" x 8' 8" (5.55m x 2.66m)
Continuation of wooden flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with drainer and mixer tap over. Tiled splashback. Spotlights. Double glazed window to side aspect. Space for appliances such as washing machine and fridge/freezer. Integrated dishwasher. Radiator. Power points. Double glazed French doors leading to rear garden.

FIRST FLOOR

Carpet to stairs and landing. Doors to both bedrooms and bathroom. Pendant light fitting. Stairs rising to loft room.

BEDROOM ONE

15' 0" x 12' 0" (4.58m x 3.68m)
Carpet to floor. Pendant light fitting. Power points. Alcoves. Feature fireplace. Power points. Radiator. Two double glazed windows to front aspect. Door to storage cupboard.

BEDROOM TWO

11' 2" x 9' 3" (3.42m x 2.84m)
Carpet to floor. Double glazed window to rear aspect. Two alcoves. Feature fireplace. Pendant light fitting. Power points. Radiator.

BATHROOM

11' 2" x 8' 8" (3.41m x 2.66m)
Wood flooring. WC. Wall mounted wash hand basin with mixer tap over and storage cupboard above. Walk in shower cubicle with mains powered shower over. Bath with hot and cold tap over. Built in mirrored cupboards. Extractor fan. Obscure double glazed window to rear aspect. Spotlights.

Wyndham Road,

Pontcanna, Cardiff, CF11 9EL

SECOND FLOOR

Carpet to floor. Pendant light fitting. Door to loft room.

LOFT ROOM

12' 4" x 11' 11" (3.76m x 3.65m)

Continuation of carpet. Two skylights. Radiator. Power points. Pendant light fitting. Storage to eaves.

TENURE

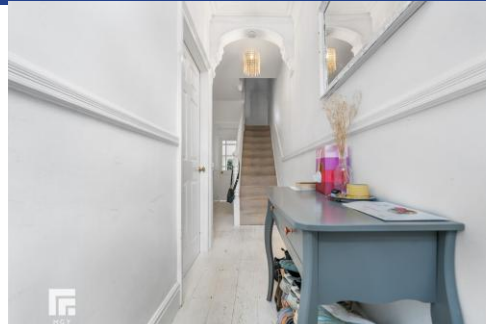
MGY have been advised that the property is FREEHOLD.

OUTSIDE

Front - Front courtyard. Wall border. Path leading to front door.

Rear - Laid to patio. Fence and wall border.

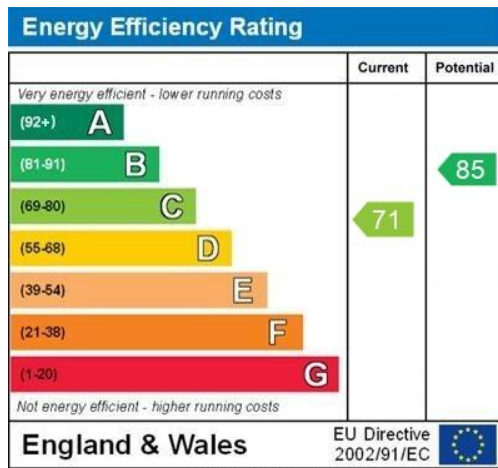
Wyndham Road,
Pontcanna, Cardiff, CF11 9EL



Wyndham Road,
Pontcanna, Cardiff, CF11 9EL



Wyndham Road, Pontcanna, Cardiff, CF11 9EL



Pontcanna 02920 397152

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



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.