

Plasturton Avenue,
Pontcanna,
Cardiff, CF11 9HL



Estate Agents and
Chartered Surveyors

Asking Price Of

£625,000



Mid Terraced House

4

1

1

3

Property Description

INCREDIBLE DEVELOPMENT OPPORTUNITY* *NO CHAIN MGY are delighted to bring to market this four bedroom, mid-terraced house situated on the much favoured Plasturton Avenue in the heart of Pontcanna. The property requires work throughout but has potential to make the perfect family home. The accommodation briefly comprises entrance hallway, two reception rooms, dining room, kitchen, four bedrooms, bathroom with separate WC. The property further benefits from retaining some beautiful original features throughout, has a great sized basement and is chain free. ***Viewing highly recommended***

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,974 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via front door leading from front garden. Original tiled flooring. Pendant light fitting with ceiling rose. Original coving to ceiling. Radiator. Doors to both reception rooms and dining room. Cupboard housing utility meters. Stairs rising to first floor.

LOUNGE

14' 9" x 13' 3" (4.52m x 4.06m)
Carpet to floor. Bay window to front aspect. Pendant light fitting. Radiator. Two alcoves. Feature fireplace. Original coving to ceiling. Power points.

SITTING ROOM

12' 3" x 11' 5" (3.74m x 3.48m)
Wooden floorboards. Pendant light fitting. Two alcoves. Feature fireplace. Radiator. Power points. Door leading to lean-to which is perfect for storage / has potential to make a great downstairs WC. Door leading to rear garden.

DINING ROOM

18' 10" x 12' 2" (5.75m x 3.73m)
Tiled flooring. Pendant lighting. Radiators. Window to side aspect. Power points. Doors to basement and kitchen. Feature fireplace. Built in shelving unit.

KITCHEN

12' 2" x 10' 1" (3.73m x 3.08m)
Tiled flooring. Pendant light fitting. Stainless steel sink with hot and cold tap over and storage beneath. Partially tiled walls. Two double glazed windows to rear aspect. Double glazed door leading to rear garden.

FIRST FLOOR

Wooden floorboards to stairs and landing. Split level landing. Pendant light fitting. Doors to all bedrooms, bathroom and WC. Storage cupboard.

MASTER BEDROOM

17' 9" x 14' 9" (5.43m x 4.52m)
Located at the front of the house. Wooden floorboards. Radiator. Pendant light fitting. Bay window to front aspect with additional window to side. Feature fireplace. Alcoves.

BEDROOM TWO

12' 3" x 11' 5" (3.74m x 3.48m)
Continuation of floorboards from hallway. Window to rear aspect. Pendant light fitting. Two alcoves. Radiator. Power points.

Plasturton Avenue, Pontcanna, Cardiff, CF11 9HL

BEDROOM THREE

12' 2" x 10' 7" (3.73m x 3.25m)

Situated at the rear of the property. Wooden floorboards. Pendant light fitting. Window to rear aspect. Power points. Storage cupboard. Loft hatch.

BEDROOM FOUR

9' 10" x 8' 9" (3.00m x 2.67m)

Wooden floorboard. Pendant light fitting. Window to side aspect. Power points. Alcove.

BATHROOM

8' 9" x 7' 1" (2.67m x 2.16m)

Continuation of floorboards from hallway. Obscure window to side aspect. Pedestal wash hand basin with hot and cold tap over. Panelled bath with hot and cold tap over. Partially tiled walls. Pendant light fitting.

WC

5' 10" x 3' 6" (1.78m x 1.09m)

WC. Obscure window to side aspect. Pendant light fitting.

OUTSIDE

Front - Wall border. Pathway leading to front door.
Rear - Laid to patio. Fence border. Outhouse.

TENURE

MGY have been advised that the property is FREEHOLD.

Plasturton Avenue,
Pontcanna, Cardiff, CF11 9HL



Plasturton Avenue,
Pontcanna, Cardiff, CF11 9HL

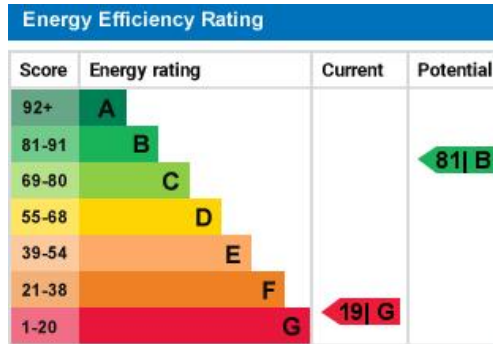


Plasturton Avenue, Pontcanna, Cardiff, CF11 9HL



TOTAL FLOOR AREA: 1974 sq ft. (183.4 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.
Made with Meepra v10204



Pontcanna 02920 397152

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



mgyc.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.