

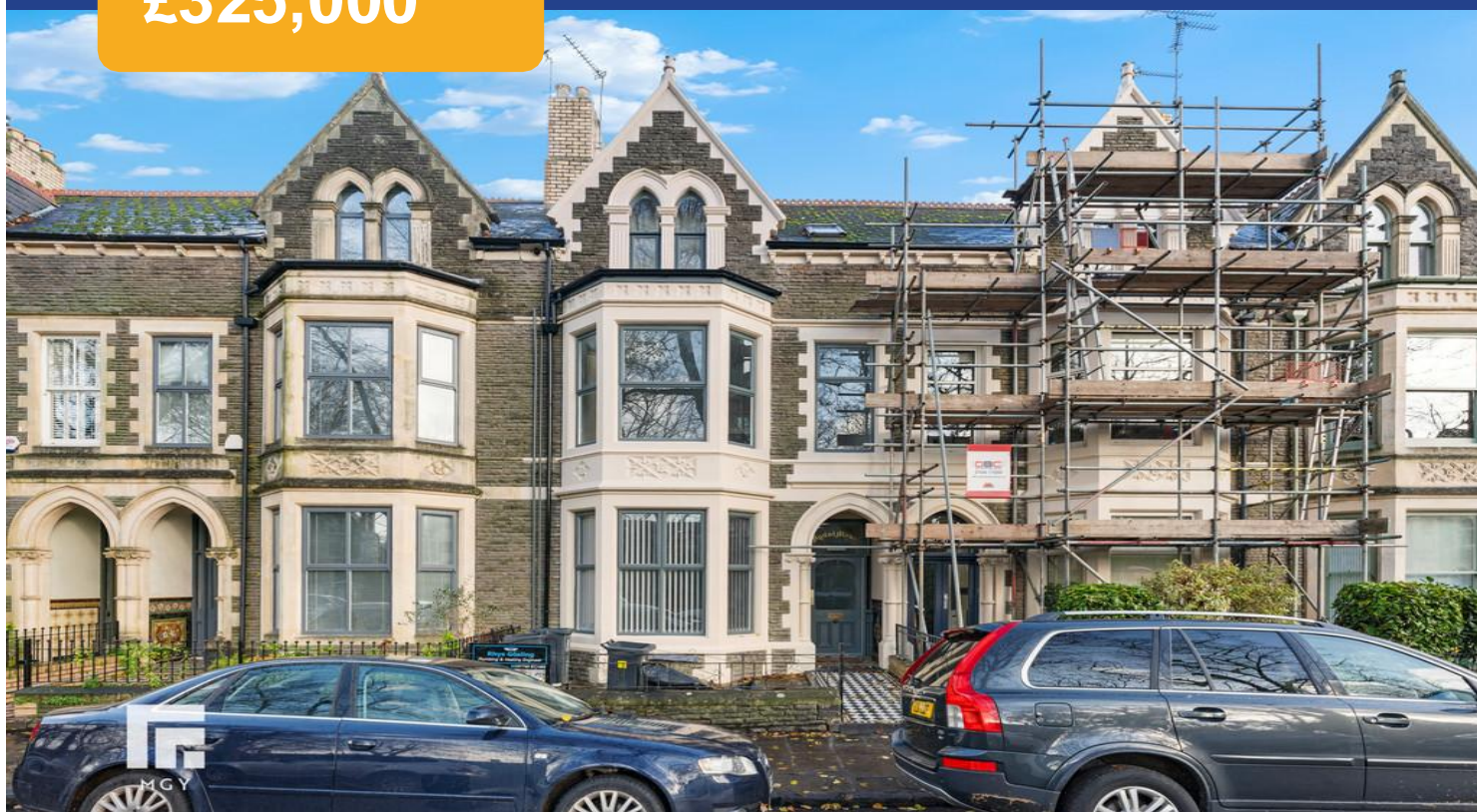
# Plasturton Gardens, Pontcanna, Cardiff, CF11 9HF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£325,000**



## Ground Floor Apartment

- 2
- 1
- 1
- 1

# Property Description

\*REFURBISHED TWO BEDROOM, GROUND FLOOR APARTMENT WITH COACH HOUSE AND BASEMENT\* MGY are delighted to bring to market this beautifully refurbished, bay fronted, two bedroom apartment situated on the much favoured Plasturton Gardens in the heart of Pontcanna. The accommodation briefly comprises entrance hallway, lounge, kitchen, bathroom, two bedrooms, and basement. The property further benefits from being chain free, has gas central heating and double glazing throughout and has a coach house to the rear. \*Viewing highly recommended\*

Tenure Leasehold

Council Tax Band C

Floor Area Approx 742 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Dado rail. Pendant light fitting. Doors to lounge, bedroom two, kitchen, and basement.

## LOUNGE

14' 9" x 12' 9" (4.50m x 3.90m)  
Carpet to floor. Double glazed bay window to front with fitted blinds. Dado rail. Spotlights. Feature fireplace. Two alcoves - one with built in shelving. Power points. Radiator.

## BEDROOM ONE

12' 2" x 11' 1" (3.73m x 3.38m)  
Carpet to floor. Double glazed window to rear aspect. Radiator. Power points. Spotlights.

## KITCHEN

13' 6" x 10' 4" (4.13m x 3.15m)  
Continuation of laminate flooring from hallway. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over, and four ring gas hob with oven beneath. Tiled splashbacks. Space for fridge/freezer, washing machine etc. Spotlights. Double glazed window to side aspect. Wall mounted boiler. Radiator. Doors to hallway which provides access to the bathroom, bedroom two and door to rear garden.

## BATHROOM

6' 9" x 7' 3" (2.06m x 2.21m)  
Laminate flooring. Vanity wash hand basin with mixer tap over and storage beneath. WC. Walk in shower cubicle with mains powered shower over. Spotlights. Chrome heated towel rail.

## BEDROOM TWO

11' 10" x 10' 3" (3.63m x 3.13m)  
Carpet to floor. Double glazed window to rear aspect. Spotlights. Radiator. Power points.

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## OUTSIDE

Rear Garden - Laid to patio. Fence and wall border.  
Door to coach house. Gate to rear lane.

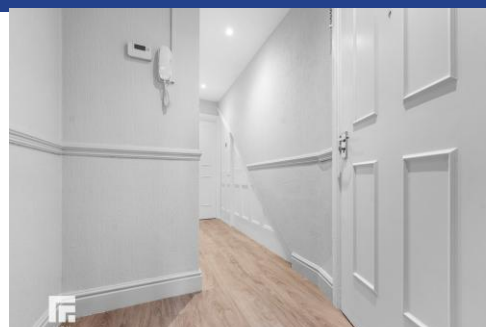
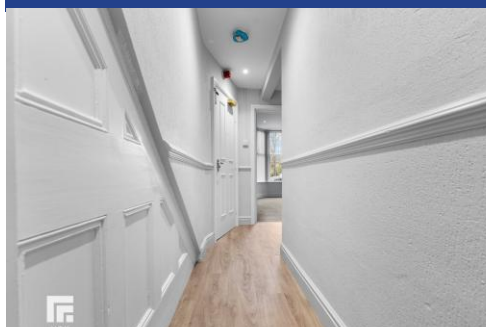
Coach House - 3.75 x 3.92

Accessed via rear garden and rear lane. Roller  
shutter door. Electrics. Stairs leading to first floor.

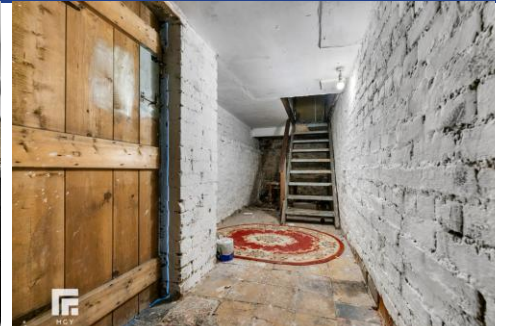
## TENURE

The property will come with a new 999 year lease  
and peppercorn ground rent. In the lease each flat  
will contribute a proportion towards the services  
(upkeep, maintenance, cleaning, etc. of the  
structure and communal areas) and the buildings  
insurance.

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## GROUND FLOOR



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Pontcanna** 02920 397152

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