

Pontcanna Place,

Pontcanna, Cardiff, CF11 9JY



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£599,950



End Terraced House



Property Description

EXCEPTIONALLY RENOVATED, END TERRACED HOUSE IN THE HEART OF PONTCANNA MGY are delighted to bring to market this exquisite four bedroom, three-storey house situated on the much favoured Pontcanna Place. property is split over three floors and has been refurbished to a very high specification throughout. The accommodation briefly comprises entrance hallway, lounge, lobby/study, utility room, kitchen/diner, downstairs WC, four bedrooms - two with en-suite shower rooms, and family bathroom. *Viewing highly recommended*
No Chain

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,786 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via door leading from street. Mandarin natural stone tiled floor. Spotlights. Radiator. Doors leading to lounge, downstairs WC and lobby/study area. Stairs rising to first floor.

LOUNGE

20' 11" x 14' 9" (6.40m x 4.51m)
Two double glazed sash windows to front aspect. Carpet. Spotlights. Two radiators. Power points. TV and telephone point.

KITCHEN/DINER

23' 2" x 15' 11" (7.08m x 4.87m)
Newly fitted kitchen with a range of wall, base and drawer units with granite worktops over incorporating induction hob with extractor above, and inset sink with mixer tap over. Integrated appliances such as dishwasher, and oven/grill. Central island with worktop over and storage beneath. Mandarin natural stone tiled floor with underfloor heating. Spotlights. Sliding doors leading to rear garden. Space for dining table and chairs. Power points. Roof lantern providing ample natural daylight.

LOBBY/STUDY

8' 8" x 10' 6" (2.65m x 3.21m)
Continuation of Mandarin natural stone tiled floor. Spotlights. Radiator. Power points. Door to utility room. Opening to kitchen/diner.

UTILITY ROOM

9' 0" x 6' 7" (2.75m x 2.02m)
Continuation of Mandarin natural stone tiled flooring. Fitted cupboard with worktops over and space beneath for appliances. Power points. Spotlights. Hot water tank.

DOWNSTAIRS WC

7' 3" x 3' 4" (2.21m x 1.02m)
Continuation of tiled flooring. Two built in shelving units. WC. Vanity wash hand basin with mixer tap over and storage beneath. Wall mounted mirror. Spotlights. Heated towel rail. Extractor fan.

FIRST FLOOR

Carpet to floor. Spotlights. Power points. Radiator. Doors to three bedrooms and family bathroom. Stairs rising to second floor.

BEDROOM TWO

11' 3" x 14' 9" (3.44m x 4.51m)
Carpet to floor. Double glazed sash window to front aspect. Power points. Radiator. Spotlights. Door to en-suite shower room.

Pontcanna Place, Pontcanna, Cardiff, CF11 9JY

ENSUITE

6' 2" x 6' 11" (1.90m x 2.12m)

Mandarin natural stone tiled walls and flooring with underfloor heating. Obscure double glazed window to rear aspect. Spotlights. Extractor. Walk in shower cubicle with mains powered shower and handheld shower attachment. WC. Vanity wash hand basin with mixer tap over and storage beneath. Shaver point. Wall mounted mirror. Heated towel rail.

BEDROOM THREE

14' 9" x 11' 8" (4.52m x 3.56m)

Carpet to floor. Two double glazed sash windows to front aspect. Spotlights. Radiator. Power points.

BEDROOM FOUR

9' 2" x 8' 10" (2.81m x 2.71m)

Carpet to floor. Double glazed window to rear aspect. Spotlights. Power points. Radiator.

SECOND FLOOR

Carpet to stairs. Spotlights. Door to master bedroom.

MASTER BEDROOM

24' 0" x 19' 3" (7.33m x 5.87m)

Carpet to floor. Two skylight windows to front aspect with additional double glazed window to rear aspect. Power points. Radiators. Door to en-suite shower room.

ENSUITE

5' 5" x 8' 1" (1.67m x 2.48m)

Mandarin natural stone tiled walls and flooring with underfloor heating. Double glazed window to rear aspect. Walk in shower cubicle with mains powered shower over and additional handheld shower attachment. Vanity wash hand basin with mixer tap over and storage beneath. WC. Heated towel rail. Spotlights. Shaver point.

REAR GARDEN

Laid to patio. Wall and fence border.

TENURE

MGY have been advised that the property is FREEHOLD.

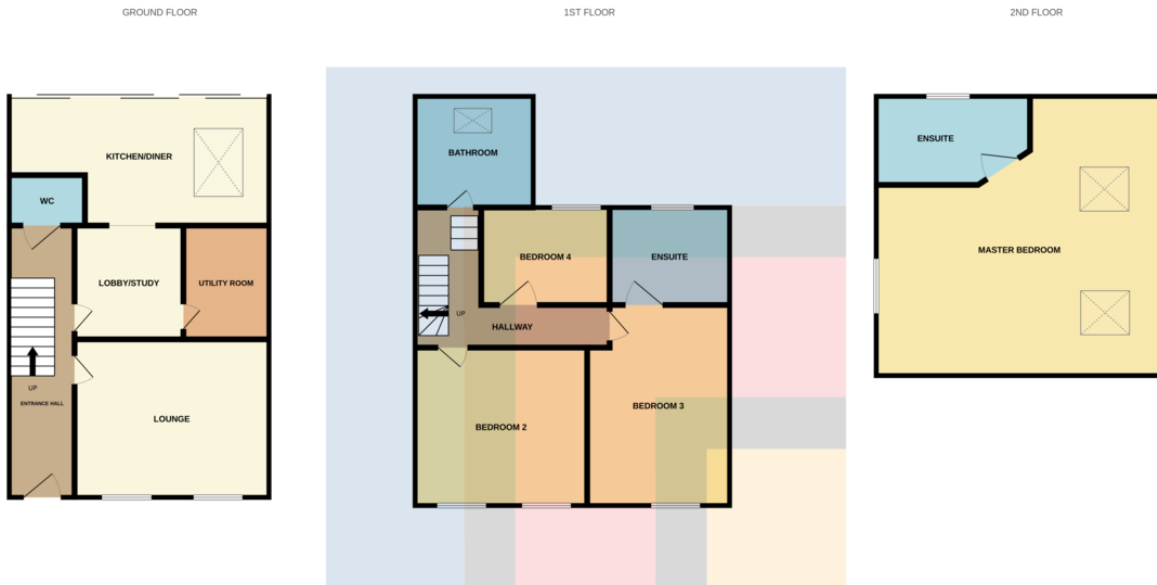
Pontcanna Place,
Pontcanna, Cardiff, CF11 9JY



Pontcanna Place,
Pontcanna, Cardiff, CF11 9JY



Pontcanna Place, Pontcanna, Cardiff, CF11 9JY



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 Metroplex ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.