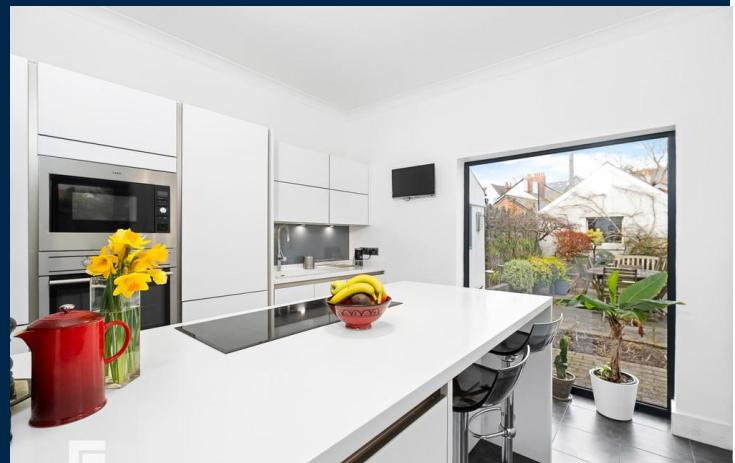
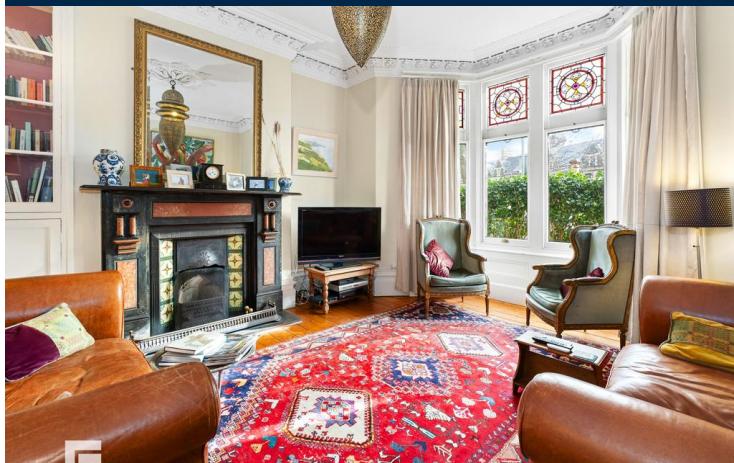




PLASTURTON GARDENS
PONTCANNA
CARDIFF CF11 9HF

OFFERS IN EXCESS OF
£900,000



MID TERRACED HOUSE



****RARE OPPORTUNITY TO ACQUIRE A SIX BEDROOM HOUSE ON THE MUCH FAVOURED PLASTURTON GARDENS****

MGY are delighted to bring to market this traditional mid-terraced house situated in the heart of Pontcanna. The accommodation is split over three floors and briefly comprises entrance hallway, lounge, sitting room, dining room, kitchen, six bedrooms - one with ensuite shower room, utility, and family bathroom. The property further benefits from having a basement, a good sized rear garden with garage (with EV charger), outside WC, gas central heating and part double glazing throughout. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 2,425 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

12' 10" x 10' 10" (3.92m x 3.32m)
Tiled flooring. Modern fitted kitchen with a range of wall, base and drawer units with 'Corian' worktops over incorporating induction hob and inset sink and drainer with mixer tap over. Splashback. Integrated appliances such as fridge/freezer, dishwasher, microwave and oven. Spotlights. Power points. Central breakfast bar with storage beneath and stool seating. Double glazed aluminium feature window to rear aspect and door to garden. Radiator. Extractor fan. Double glazed uPVC door leading to rear garden.

FIRST FLOOR

Carpet runner up stairs and on landing. Dado rail. Pendant light fitting. Doors leading to three bedrooms, family bathroom and utility. Radiator.

MASTER BEDROOM

18' 10" x 14' 5" (5.76m x 4.41m)
Carpet to floor. Bay windows to front aspect with additional window alongside - both overlooking the Gardens. Coving to ceiling. Pendant light fitting with ceiling rose and additional wall lighting. Feature fireplace with alcoves either side. Picture rail. Power points. Radiator.

BEDROOM TWO

13' 7" x 12' 8" (4.15m x 3.87m)
Carpet to floor. Feature fireplace with alcoves either side. Picture rail. Pendant light fitting. Radiator. Double glazed window to rear aspect. Power points. Fitted wardrobes.

BEDROOM THREE

18' 9" x 10' 10" (5.73m x 3.32m)
Carpet to floor. Pendant light fitting. Loft hatch to ceiling. Power points. Double glazed uPVC doors leading to Juliet balcony. Radiator.

ENSUITE SHOWER ROOM

Tiled flooring and walls. Spotlights. Pedestal wash hand basin with hot and cold tap over. WC. Walk in shower cubicle with electric shower over. Obscure window to side aspect. Bidet. Storage cupboard housing boiler.



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BATHROOM

Tiled flooring and walls. WC. Pedestal wash hand basin with hot and cold tap over. Panelled bath with hot and cold tap over and electric powered shower above. Pendant light fitting. Heated towel rail. Obscure window to side aspect.

UTILITY

Carpet to floor. Space and plumbing for washing machine with worktop over. Pendant light fitting. Window to side aspect. Power points.

SECOND FLOOR

Carpet to floor. Storage cupboard. Window to rear aspect. Split level landing. Pendant light fitting. Fitted cupboard. Doors to three bedrooms.

BEDROOM FOUR

12' 7" x 12' 3" (3.86m x 3.74m)
Exposed floorboards. Window to rear aspect. Pendant light fitting. Radiator. Power points.

BEDROOM FIVE

13' 11" x 10' 0" (4.26m x 3.06m)
Carpet to floor. Window to front aspect overlooking the Gardens. Pendant light fitting. Power points. Radiator. Feature fireplace.

BEDROOM SIX

10' 10" x 8' 10" (3.32m x 2.71m)
Currently used as a sitting room. Carpet to floor. Pendant light fitting. Window to front aspect overlooking the Gardens. Power points. Radiator.

BASEMENT

14' 5" x 14' 4" (4.41m x 4.39m)
Perfect for storage. Power points. Pendant lighting.

OUTSIDE

Mature East Facing Garden. Laid to patio. Wall border. Outside WC. Outside tap. Access to garage. Gate leading to rear lane.

Garage - Perfect to keep a car or storage. EV charging point.

TENURE

MGY have been advised that the property is FREEHOLD.



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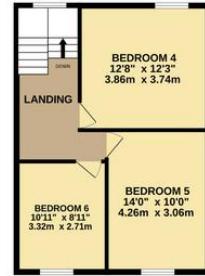
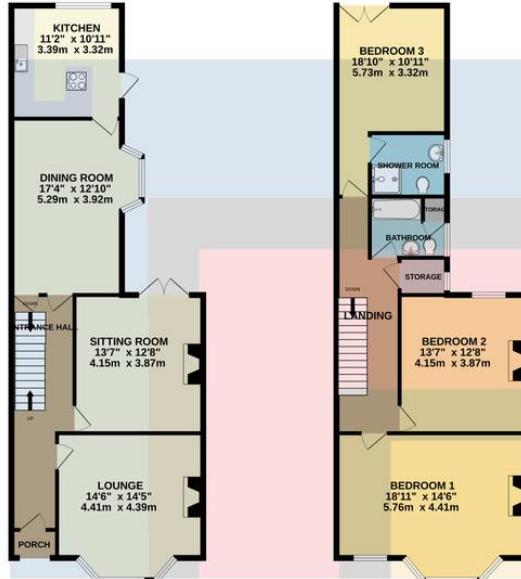
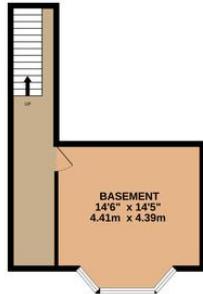
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BASEMENT
310 sq ft. (28.5 sq.m.) approx.

GROUND FLOOR
814 sq ft. (75.6 sq.m.) approx.

1ST FLOOR
804 sq ft. (74.7 sq.m.) approx.

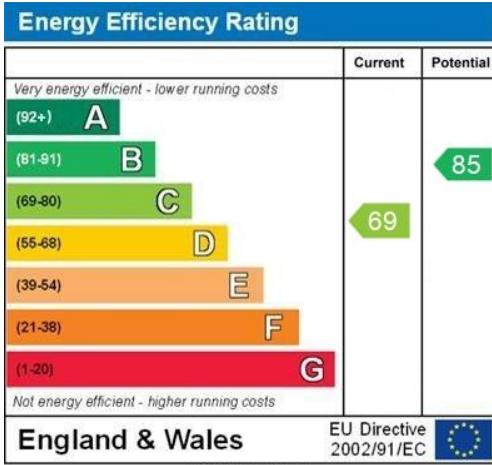
2ND FLOOR
495 sq ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 2425 sq ft. (225.2 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.

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