



BLOOM STREET
PONTCANNA
CARDIFF CF11 9QE

OFFER IN EXCESS OF
£500,000



MID TERRACED HOUSE



IMMACULATELY PRESENTED MID TERRACED HOUSE MGY are delighted to offer this stunning three bedroom, mid-terraced house on the much favoured Bloom Street, Pontcanna. Situated within walking distance of Llandaff Fields and the City Centre, and near a variety of cafes, restaurants, bars and shops. The property has been refurbished to an excellent standard and boasts accommodation over three floors. The accommodation briefly comprises open plan lounge/diner, kitchen/breakfast room, three bedrooms - master en-suite, and family bathroom. The property further benefits from having a low maintenance rear garden. It has recently had a full roof replacement, electrical rewire as well as a new boiler and central heating system. ***Viewing highly recommended***

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 818 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

DINING ROOM

11' 8" x 10' 11" (3.56m x 3.35m)

Tiled feature fireplace. Built in storage to alcoves. Vertical radiator. Door to under stair storage with built in shelving. Window to rear. Pendant light fitting. Power points. Door to kitchen/breakfast room.

KITCHEN/DINING ROOM

19' 2" x 8' 3" (5.86m x 2.54m)

Two windows to the side and a skylight above to provide maximum natural light to the room. Tiled flooring. Shaker style kitchen with wooden work surfaces incorporating ceramic sink with hot and cold tap over, and four ring gas hob with extractor above. Integrated fridge freezer, microwave, oven, washing machine and tumble dryer. Dishwasher. Tiled splash backs throughout. Vertical radiator. Power points. Double glazed french doors to rear garden.

FIRST FLOOR

MASTER BEDROOM

13' 4" x 12' 5" (4.07m x 3.79m)

Varnished original wooden floorboards. Double glazed bay window and additional window to front. Original skirting boards. Built in wardrobes. Radiator. Power points.

BEDROOM THREE

11' 10" x 8' 6" (3.63m x 2.61m)

Double glazed window to rear. Carpet to floor. Alcoves. Radiator. Built in storage bench. Pendant light fitting. Power points.

BATHROOM

9' 2" x 8' 3" (2.81m x 2.53m)

Tiled flooring and walls. Obscure double glazed window to rear. Chrome double ended roll top bath with hot and cold tap and hand held shower over. Vanity enclosed wash hand basin with marble surface, hot and cold tap over and storage beneath. WC with pull chain. Separate shower cubicle with mains powered shower above and attachment. Heated towel rail. Shaver point. Extractor fan. Spotlights to ceiling.



M G Y . C O . U K

BLOOM STREET, PONTCANNA, CARDIFF CF11 9QE

SECOND FLOOR

Exposed brick feature wall leading to loft room. Carpet on stairs and landing. Floor to ceiling double glazed window.

BEDROOM TWO

17' 5" x 10' 1" (5.33m x 3.08m)

Carpet to floor. Double glazed windows to rear with additional Velux window. Built in storage to the eaves. Slim line radiator. Spotlights to ceiling. Power points. Door to en-suite shower room.

ENSUITE

Shower cubicle with mains powered shower. Heated towel rail. Close coupled WC. Free standing wash hand basin with hot and cold tap over. Spotlights to ceiling. Velux window.

OUTSIDE

Front - Victorian style tiled pathway to front door.

Rear - Enclosed garden with fence border. Composite decking. Astro turf.

TENURE

MGY are advised that the property is freehold.



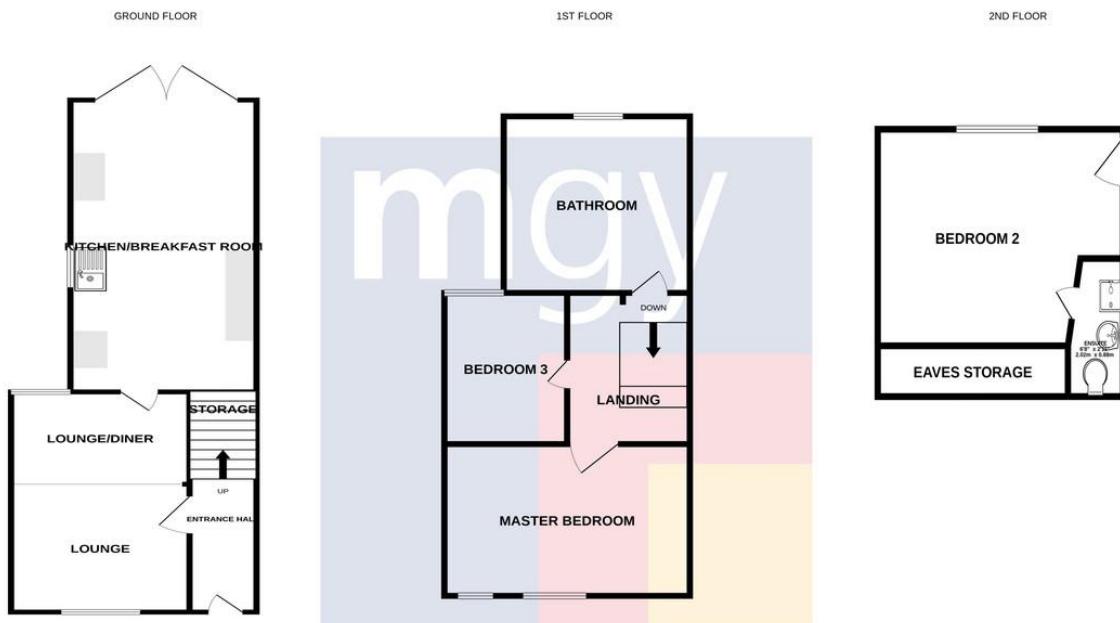
BLOOM STREET, PONTCANNA, CARDIFF CF11 9QE



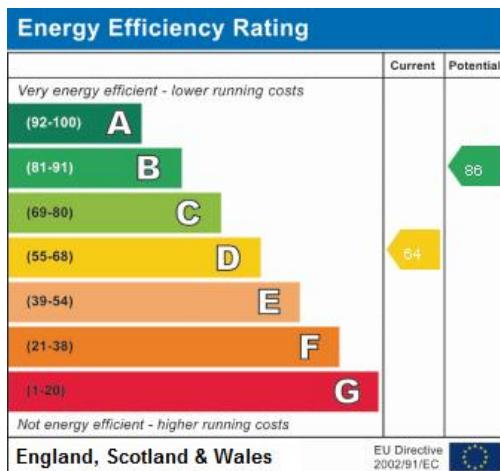
BLOOM STREET, PONTCANNA, CARDIFF CF11 9QE



BLOOM STREET, PONTCANNA, CARDIFF CF11 9QE



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 Metropix ©2022



PONTCANNA 02920 397152

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



RICS
Regulated by RICS



arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

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.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK