



27 Cae Syr Dafydd,  
Pontcanna, Cardiff  
CF11 9QG

Asking Price £465,000  
House - Detached  
3 Bedrooms

Tenure - Freehold

Floor Area - 848.00 sq ft

Current EPC Rating - C70

Potential EPC Rating - B84

\*Early viewing is advised due to the high demand for this location\*. A three-bedroom, link-detached house offers spacious accommodation throughout. The property would benefit from some modernisation but offers superb potential to create a modern home. The property briefly comprises; entrance hall, WC, living room leading to a dining room and kitchen on the ground floor. Upstairs, there are three good size bedrooms and a bathroom. The property features a modern combination boiler, UPVC double glazing, a generous garden, driveway parking, and a garage. Situated in this quiet cul-de-sac and conveniently located to Llandaff Fields and the vibrant heart of Pontcanna, known for its artisan shops, cafes, restaurants, and bakeries. Offered for sale with no onward chain.

#### ENTRANCE

Via UPVC door to hallway. With carpeted floors, papered walls and textured ceiling with coving. Stairs rising to the first floor.

#### LOUNGE

3.14m x 8.04m (10'3" x 26'4")  
Overlooking the front and rear aspect of the property with carpeted floors, papered walls, wall lights and textured ceiling with coving. Radiator panels and UPVC windows with blinds.

#### KITCHEN

2.44m x 3.38m (8'0" x 11'1")  
With a range of wall and base units and contrasting work surfaces over. Stainless steel one and half bowl sink with chrome tap. Electric oven, four ring electric hob. Space and plumbing for washing machine and under counter fridge freezer. With tiled floor and walls, UPVC window and door to rear garden.

#### WC

0.78m x 1.47m (2'6" x 4'9" )  
With the low level WC and wash hand basin.

#### LANDING

Via carpeted staircase to landing. Useful storage cupboard, loft access and doors to all rooms.

#### BEDROOM ONE

2.74m x 4.00m (8'11" x 13'1")

Overlooking the front aspect of the property with carpeted floors, papered walls, wall lights and textured ceiling with coving. Fitted wardrobes, radiator panel and UPVC window with blind.

#### BEDROOM TWO

3.21m x 2.90m (10'6" x 9'6")

Overlooking the rear aspect of the property with carpeted floors, papered walls and textured ceiling with coving. Fitted wardrobes, radiator panel and UPVC window with blind.

#### BEDROOM THREE

2.32m x 2.87m (7'7" x 9'4")

Overlooking the front aspect of the property with carpeted floors, papered walls and textured ceiling with coving. Fitted wardrobes, radiator panel and UPVC window with blind.

#### BATHROOM

2.10 x 1.67m (6'10" x 5'5")

A three piece suite, to include panelled bath with overhead electric shower. Low level WC, pedestal wash hand basin, tiled walls and wooden floor and radiator. Obscure UPVC window to rear.

#### OUTSIDE

##### FRONT

With driveway and ample off road parking. Laid lawn and single garage with up and over door.

##### REAR

A private rear garden with patio and laid lawn areas. Timber perimeter fencing, mature, plants, shrubs and bushes to rear.

#### TENURE

This property is understood to be Freehold. This will be confirmed by the purchaser's solicitor.

#### COUNCIL TAX

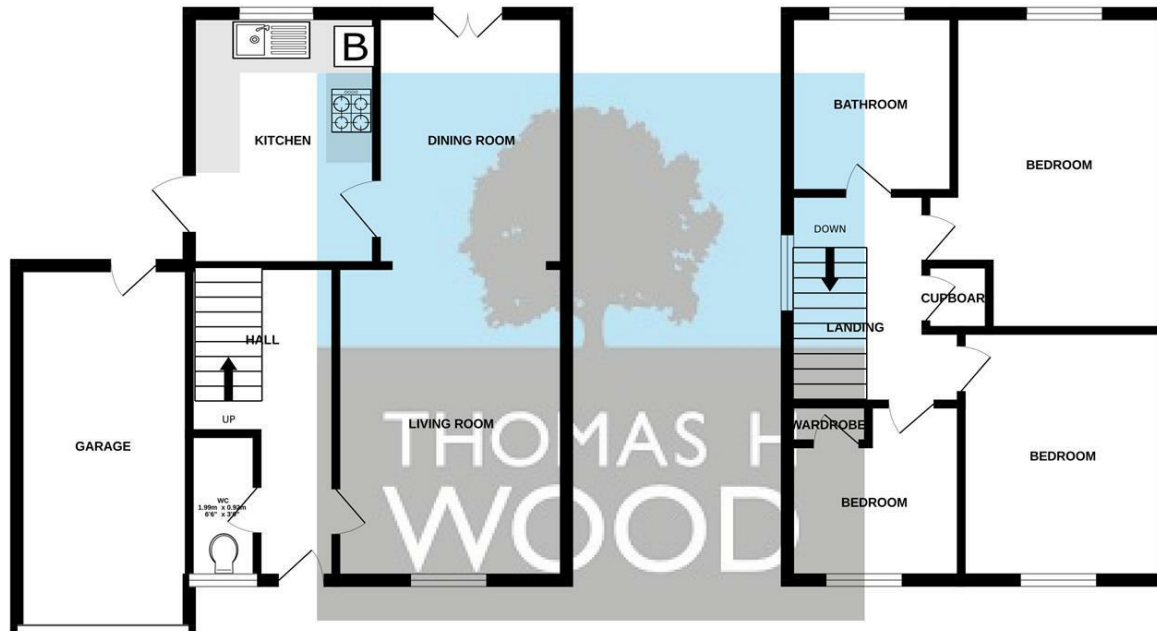
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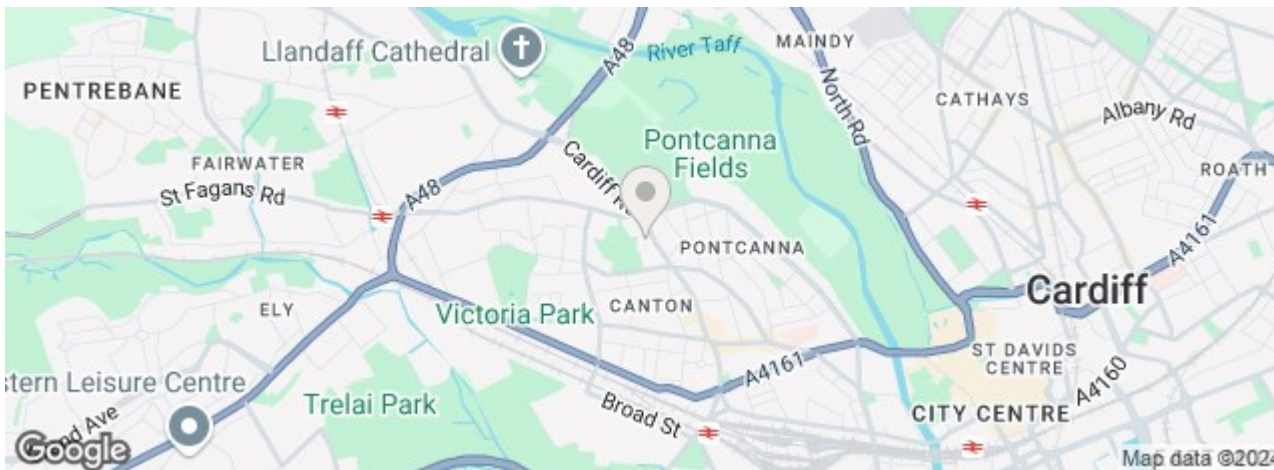


GROUND FLOOR

1ST 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	