

Pitman Street,

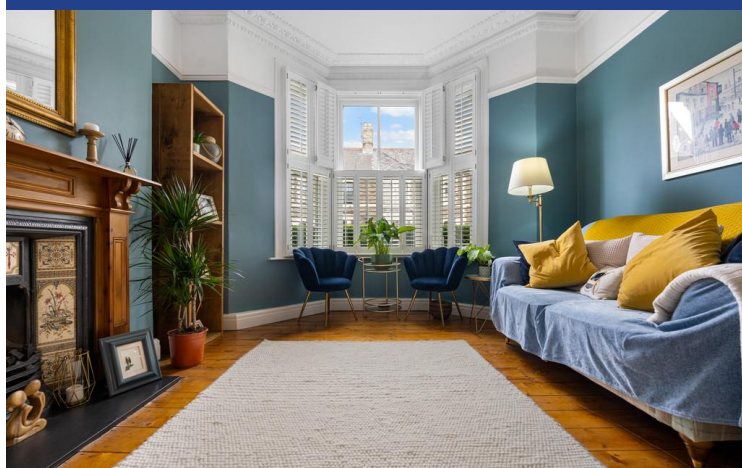
Pontcanna, Cardiff, CF11 9DJ



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£695,000



Mid Terraced House

4

1

2

2

Property Description

IMMACULATELY PRESENTED AND SPACIOUS, FOUR BEDROOM, MID-TERRACED HOUSE MGY are delighted to bring to market this spacious, four bedroom, mid-terraced house situated on the much favoured Pitman Street in the heart of Pontcanna. The accommodation has been modernised throughout but still benefits from retaining some gorgeous original features and briefly comprises entrance hallway, two reception rooms, downstairs WC and kitchen/diner to the ground floor, four bedrooms, and family bathroom to the first floor. The property further benefits from a well maintained rear garden with a log cabin. *Viewing highly recommended*

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,442 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via original wooden door with obscured glass inset leading from private paved front courtyard. Original tiled flooring. Original coving. Pendant light fitting. Doors to both reception rooms, kitchen/diner, downstairs WC and utility room. Stairs to first floor with wooden balustrades.

LOUNGE

12' 3" x 13' 11" (3.74max x 4.25max)
Large bay window to front with shutters. Original coving. Pendant light fitting with ceiling rose. Wooden floor. Picture rail. Original feature fireplace. Alcoves. Radiator and power points.

SITTING ROOM

9' 6" x 11' 11" (2.92m x 3.64m)
Wooden floor. Coving to ceiling. Log burner. Built in storage cupboards to alcoves. Pendant light fitting. Radiator and power points.

KITCHEN/DINER

15' 9" x 22' 2" (4.81m x 6.77m)
Fully fitted kitchen with a range of wall, base and drawer units and worktops over. Free standing Rangemaster oven with extractor fan above and five ring gas hob. Integrated fridge and freezer. Integrated wine cooler. Power points. Herringbone and underfloor heating flooring throughout. Double glazed Bifold leading into rear garden. Spotlights and additional wall mounted lights.

DOWNSTAIRS WC

White suite comprising; wash hand basin with mixer tap over and storage beneath with partly tiled splashback. WC. Laminate floor. Extractor fan.

UTILITY ROOM

3' 7" x 5' 1" (1.11m x 1.57m)
Plumbing for washing machine and ample storage. Power points.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Carpet to floor. Alcoves. Spotlights and pendant light fitting. Doors leading to four bedrooms and family bathroom. Loft hatch. Radiator and power points.

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BEDROOM ONE

14' 0" x 16' 8" (4.28max x 5.10max)

A good sized principal double bedroom located to the front of the house. Large bay windows with additional window to front elevation – all with shutters. Wooden flooring. Coving. Built in storage cupboards to alcoves. Pendant light fitting. Radiator and power points.

BEDROOM TWO

10' 7" x 12' 0" (3.25max x 3.67m)

Another spacious double bedroom with wooden flooring. Double glazed window to rear. Built in storage cupboard to alcoves. Pendant light fitting. Radiator and power points.

BEDROOM THREE

9' 10" x 10' 1" (3.02m x 3.08m)

Carpet to floor. Double glazed window to rear. Pendant light fitting. Loft hatch. Radiator and power points.

BEDROOM FOUR

7' 2" x 7' 9" (2.19m x 2.38m)

Carpet to floor. Double glazed window to side. Pendant light fitting. Concealed boiler in fitted storage cupboard. Power points.

BATHROOM

A good size family bathroom with obscure double glazed window to side. White suite comprising freestanding bath with hot and cold mixer tap and mains shower over, wash hand basin set in vanity unit and WC with raised cistern. Partly tiled walls. Tiled flooring. Extractor. Spotlights. Heated towel rail.

LOG CABIN

Full electrics and lighting throughout. Wooden flooring. Boardable. Double glazed windows and doors.

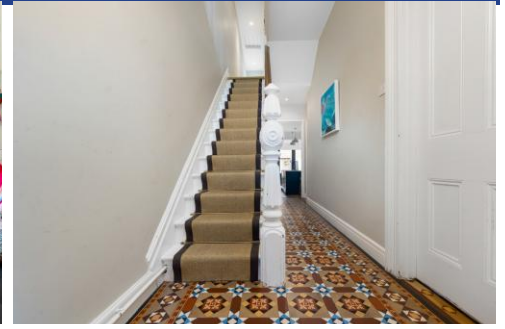
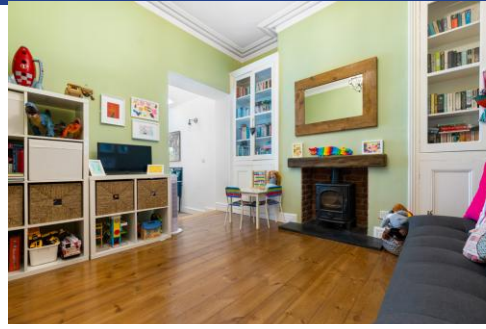
OUTSIDE

Forecourt to the front of the property. To the rear of the property is a stylish, landscaped garden and rear lane access. Outside lighting.

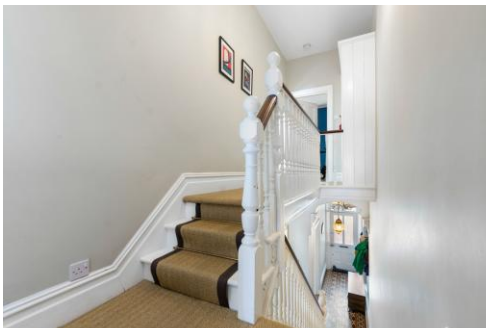
TENURE

MGY are advised that the property is FREEHOLD.

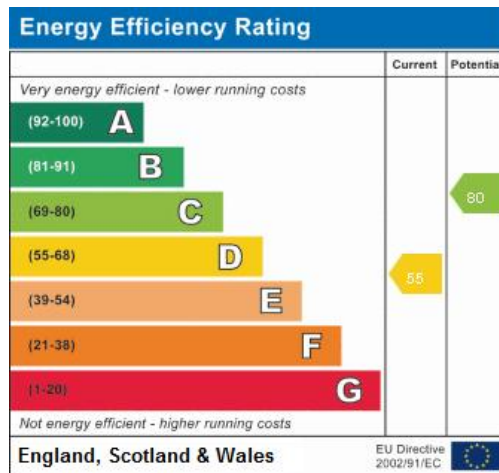
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