

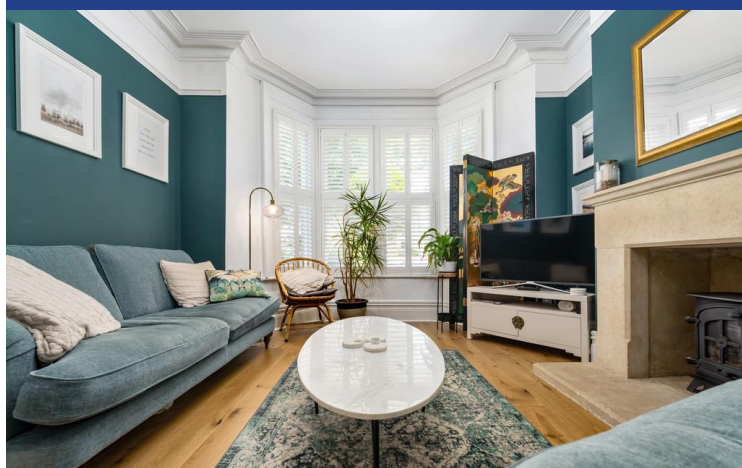
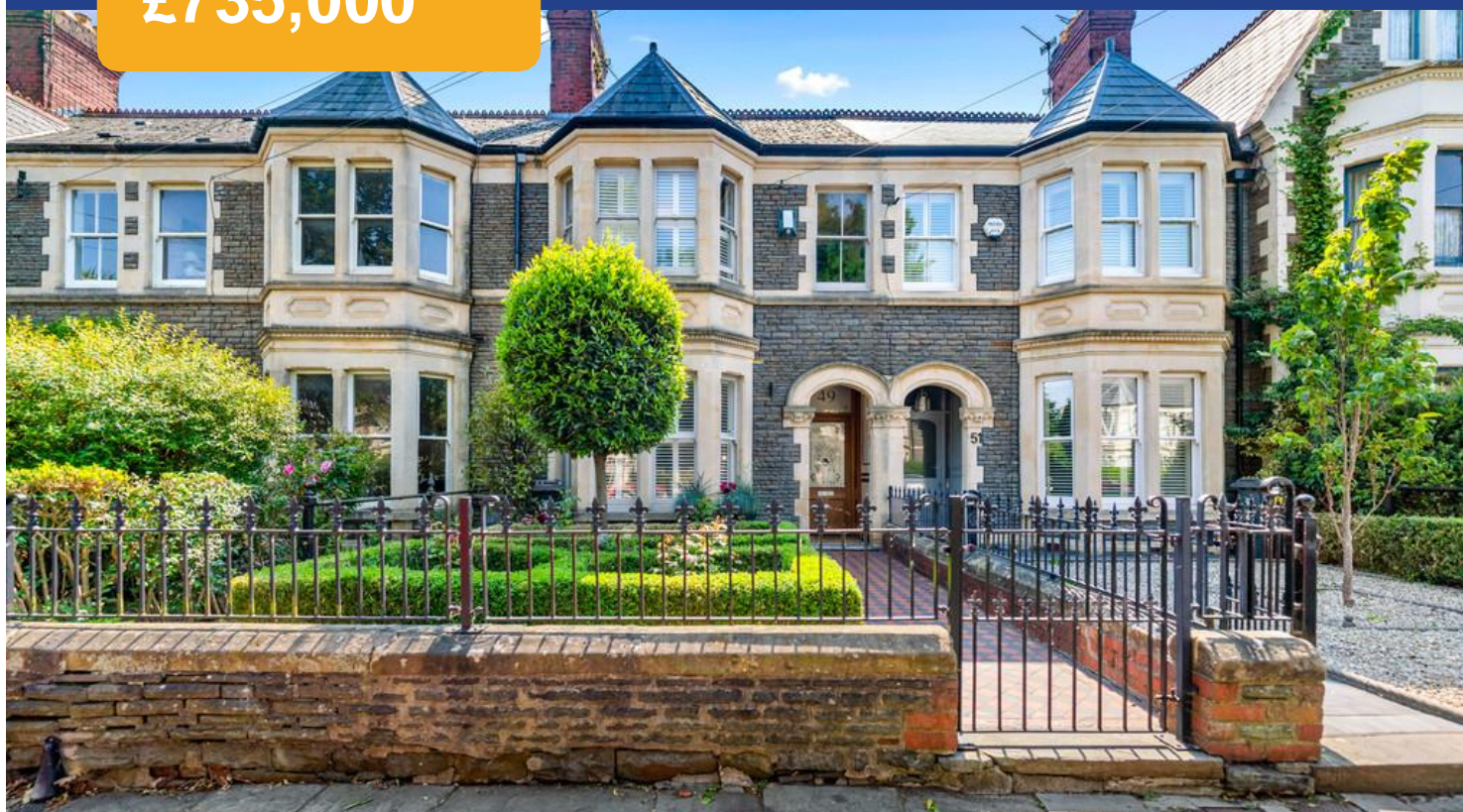
Plasturton Avenue,  
Pontcanna,  
Cardiff, CF11 9HL



Estate Agents and  
Chartered Surveyors

Asking Price Of

£735,000



Mid Terraced House

3

1

1

2

# Property Description

**\*\*BEAUTIFULLY PRESENTED\*\*** Bay fronted mid terrace house situated in the sought after location of Pontcanna. The well proportioned property offers entrance hall, lounge, dining room, kitchen/breakfast room, three bedrooms, bathroom and separate WC. The property has the perfect combination of original features with modern fittings. Landscaped gardens to both front and rear with rose arch to the rear. Internal Viewing Highly Recommended.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,582 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

MGY are delighted to bring to the market a three-storey, mid-terraced house in the affluent suburb of Pontcanna which has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times.

Plasturton Avenue is a stones throw away from the famous Cathedral Road which is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population as Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite.

Located on the edge of the City Centre, Pontcanna gives easy access to the centre for professionals, as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, which is within walking distance to the subject property. The Principality Stadium is also a short walk away.

## ENTRANCE HALL

Entered via wooden door, half glazed with decorative glass. Beautiful geometric tiled floor. Central heating radiator. Stairs to first floor with wooden balustrades. Deep skirting boards and original coving and cornicing to ceiling. Wooden panelled doors to all rooms.

## LOUNGE

14' 7" x 10' 7" (4.47m x 3.25m)

Double glazed sash bay window to front aspect with fitted shutters. Deep skirting boards, original coving and cornicing to ceiling. Feature stone fireplace with cast iron gas fire. Picture rail. TV point. Central heating radiator. Wooden flooring.

## DINING ROOM

14' 7" x 10' 9" (4.45m x 3.28m)

Double glazed French doors leading out to rear garden. Wooden flooring. Deep skirting boards. Original picture rail and coving. Built in book shelves to one alcove. Feature fireplace with wooden surround and fitted gas fire.

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## KITCHEN/BREAKFAST ROOM

26' 10" x 10' 4" (8.18m x 3.15m)

A beautifully appointed kitchen/breakfast room with a range of tall cupboards, base and drawer units with complementary stone work surfaces incorporating sink unit with mixer tap and instant hot water tap. Integrated dish washer, wine cooler fridge, fridge and freezer. Five ring gas Range cooker with stainless steel extractor hood above. Plumbing for washing machine and tumble dryer. Wooden floor with underfloor heating plus two radiators. Inset spotlights to ceiling and coving. Door to basement. Double glazed windows to side and double glazed doors opening to rear garden.

## BASEMENT

An ideal storage area with power and lighting.

## FIRST FLOOR

Split level landing with glass balustrade. Built in storage cupboard. Hatch to loft space with pull down ladder.

## MASTER BEDROOM

16' 9" x 14' 11" (5.11m x 4.57m)

A good size principal bedroom with bay window and additional sash window to front aspect. Feature cast iron fireplace with mantle and hearth. Original ornate coving and deep skirting boards. Central heating radiator with cover. Wooden flooring.

## BEDROOM TWO

12' 0" x 11' 3" (3.68m x 3.43m)

Double glazed window to rear. Wooden flooring. Cast iron fireplace. Deep skirting boards. Central heating radiator.

## BEDROOM THREE

13' 8" x 10' 5" (4.19m x 3.18m)

Double glazed windows to side and rear. Wooden flooring. Cupboard housing Worcester combi boiler. Central heating radiator.

## BATHROOM

Obscure double glazed window. Suite comprising panelled bath with mixer tap and overhead shower. Wash hand basin set in vanity unit and low level WC. Tiled floor and fully tiled walls. Heated towel rail. Inset spotlights to ceiling.

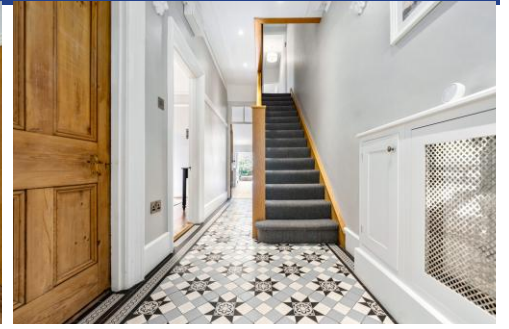
## SEPARATE WC

Obscure double glazed window. Half tiled walls. WC.

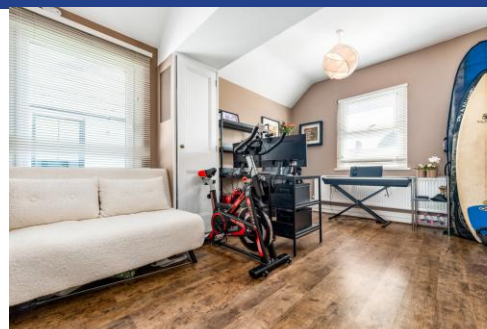
## OUTSIDE

A beautiful enclosed rear garden with feature rose arch. Paved patio area and path to side. Outside tap.

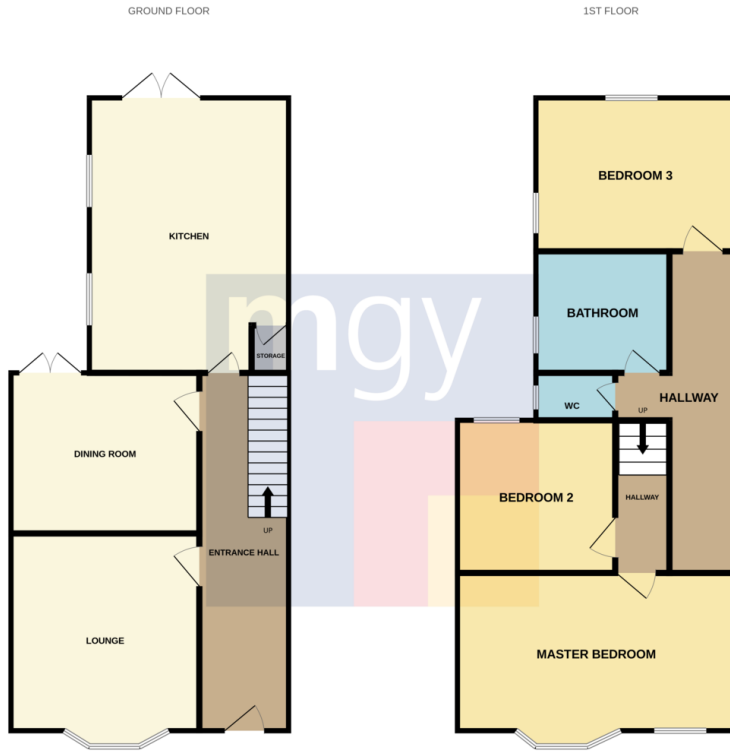
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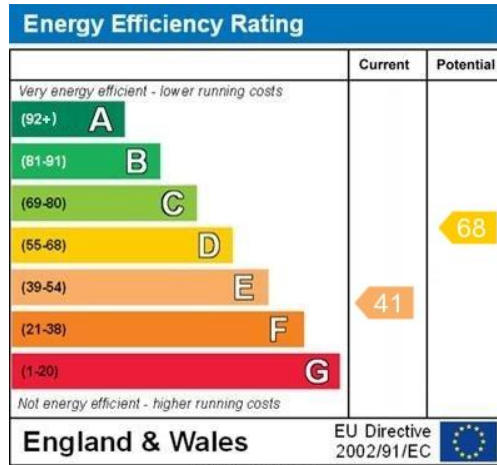
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**Pontcanna 02920 397152**

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