

# Plasturton Avenue, Pontcanna, Cardiff, CF11 9HJ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£695,000**



Mid Terraced House

4

2

2

3

# Property Description

\*RARE OPPORTUNITY TO ACQUIRE A FOUR BEDROOM HOUSE ON THE MUCH FAVOURED PLASTURTON AVENUE\* MGY are proud to bring to market this traditional mid-terraced house situated in the heart of Pontcanna. The property retains some beautiful original features but has incredible potential to modernise throughout. The accommodation briefly comprises entrance hallway, three reception rooms, kitchen, and bathroom to the ground floor, and four bedrooms, bathroom and separate WC to the first floor. The property further benefits from a low maintenance rear garden, gas central heating, and is chain free. \*Viewing highly recommended\*

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,517 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE

Pathway leading to porch door from front garden. Tiled flooring to porch. Original tiled walls. Electric and Gas meters. Door leading to entrance hallway.

## ENTRANCE HALL

Laminate flooring. Dado rail. Radiator. Original coving to ceiling. Pendant light fitting with ceiling rose. Power points. Doors to three reception rooms. Stairs to first floor.

## LOUNGE

14' 4" x 12' 7" (4.39m x 3.86m)  
Continuation of laminate flooring. Bay sash window to front aspect. Pendant light fitting with ceiling rose and additional wall lighting. Original coving. Alcoves. Feature fireplace with tiled hearth. TV and telephone point. Picture rail. Power points.

## SITTING ROOM

12' 1" x 10' 10" (3.69m x 3.32m)  
Laminate flooring. Original coving. Pendant light fitting with ceiling rose. Radiator. Window to rear aspect. Telephone point. Picture rail. Power points.

## DINING ROOM

16' 11" x 10' 2" (5.16m x 3.10m)  
Steps from hallway down to dining room. Laminate flooring. Window to side aspect. Feature fireplace. Telephone point. Power points. Door to under stairs storage/pantry. Door leading to kitchen.

## KITCHEN

10' 0" x 8' 11" (3.06m x 2.74m)  
Tiled flooring and partially tiled walls. Range of wall, base and drawer units with round edged worktops over incorporating 1.5 sink with draining board and mixer tap over and four ring gas hob with extractor fan above and oven beneath. Space for appliances. Tiled splashbacks. Pendant light fitting. Wall mounted BAXI boiler. Two windows to side aspect. Door leading to rear garden. Radiator. Power points. Door leading to downstairs bathroom.

## DOWNSTAIRS BATHROOM

8' 8" x 5' 4" (2.66m x 1.65m)  
Tiled flooring and walls. Obscure window to side aspect. White three-piece-suite comprising panelled bath with hot and cold tap over and electric shower above, pedestal wash hand basin with hot and cold tap over and WC. Radiator. Extractor fan.

# Plasturton Avenue, Pontcanna, Cardiff, CF11 9HJ

## FIRST FLOOR

Carpet to floor. Split level landing. Pendant light fitting. Radiator. Built in storage. Loft hatch. Doors to four bedrooms, bathroom and WC.

## MASTER BEDROOM

17' 3" x 14' 5" (5.27m x 4.41m)

Located at the front of the house. Bay sash window to front with additional window to side. Carpet to floor. Picture rail. Alcoves. Power points. Radiator. Pendant light fitting.

## BEDROOM TWO

12' 2" x 10' 10" (3.71m x 3.32m)

Carpet to floor. Window to rear aspect. Pendant light fitting. Alcoves. Radiator. Picture rail. Power points.

## BEDROOM THREE

10' 0" x 9' 1" (3.07m x 2.77m)

Located at the rear of the house. Carpet to floor. Window to rear. Pendant light fitting. Radiator. Power points.

## BEDROOM FOUR

8' 2" x 6' 11" (2.50m x 2.12m)

Carpet to floor. Window to side. Pendant light fitting. Radiator. Power points.

## BATHROOM

6' 10" x 4' 7" (2.10m x 1.40m)

Vinyl flooring. Panelled bath with hot and cold tap over and electric shower above. Tiled walls. Pedestal wash hand basin with hot and cold tap over. Obscure window to side. Pendant light fitting. Extractor fan.

## WC

Vinyl flooring. WC. Obscure window to side. Tiled walls. Pendant light fitting.

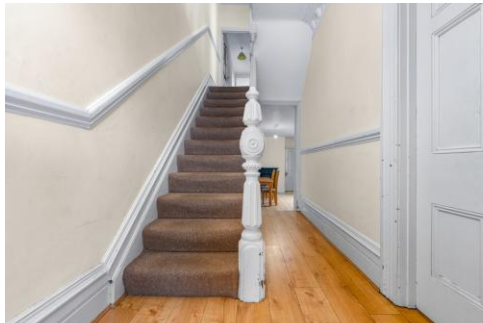
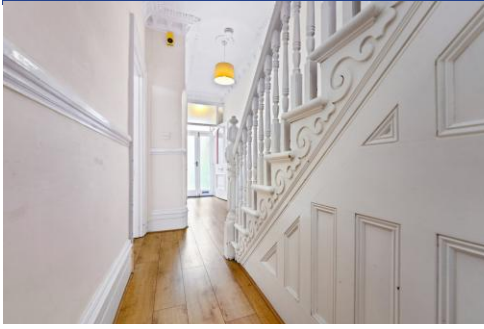
## OUTSIDE

Front - Shingled area with pathway leading to porch door. Railing and wall border. Shrubbery. Rear - Low maintenance. Concrete area with further shingled area to far end. Wall border. Rear lane access via gate.

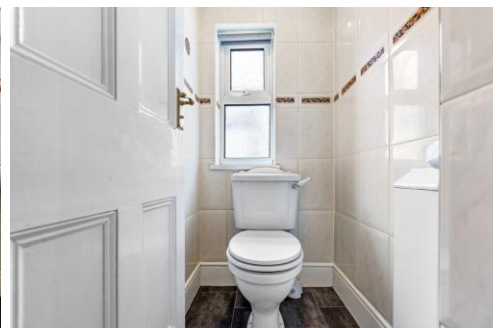
## TENURE

MGY are advised that the property is FREEHOLD.

Plasturton Avenue,  
Pontcanna, Cardiff, CF11 9HJ



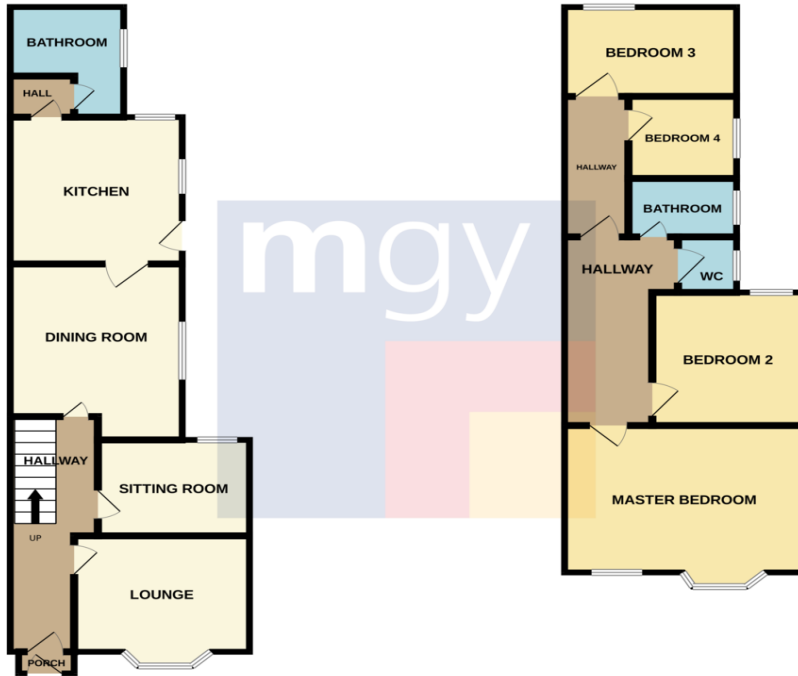
Plasturton Avenue,  
Pontcanna, Cardiff, CF11 9HJ



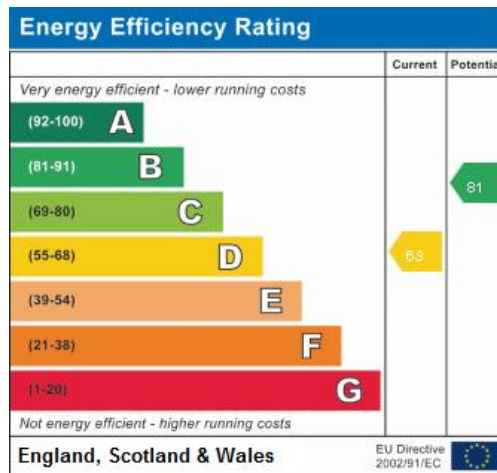
# Plasturton Avenue, Pontcanna, Cardiff, CF11 9HJ

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.  
Made with Merge3D ©2024



**Pontcanna 02920 397152**

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



**mgy.co.uk**

**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.