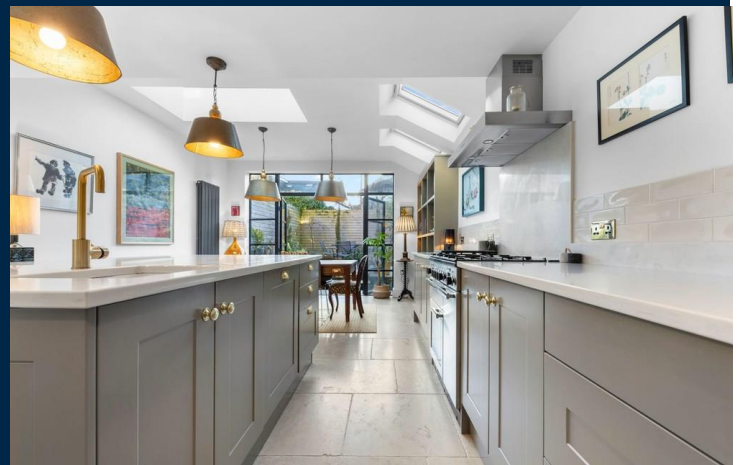
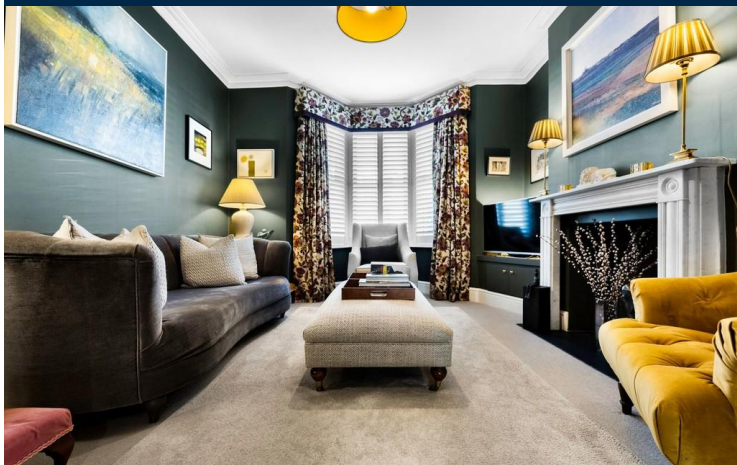




WYNDHAM ROAD  
PONTCANNA  
CARDIFF CF11 9EJ

ASKING PRICE OF  
**£499,950**



### MID TERRACED HOUSE



**3**



**1**



**2**



**2**

**\*IMMACULATELY PRESENTED, THREE DOUBLE BEDROOM, MID-TERRACED HOUSE IN THE HEART OF PONTCANNA\***  
MGY are delighted to bring to market this impressive, three bedroom, family home situated on the much favoured Wyndham Road in the heart of Pontcanna. The accommodation is split over three floors and briefly comprises entrance hallway, lounge/diner, kitchen/breakfast room, downstairs WC, three double bedrooms and family bathroom. The property further benefits from a good sized and low maintenance rear garden, and has gas central heating and double glazing throughout. \*Viewing highly recommended\*

#### ENTRANCE HALL

Entered via front door leading from private front courtyard. Stone tiled flooring. Radiator. Pendant light fitting. Two doors to under stairs storage. Doors to lounge/diner and kitchen/breakfast room. Stairs rising to first floor.

#### LOUNGE/DINER

20' 3" x 11' 6" (6.18m x 3.52m)  
Carpet to floor. Double glazed bay window to front aspect with inset shutter blinds. Coving. Radiators. Pendant light fittings. Feature fireplaces. TV and telephone point. Alcoves with built in shelving/storage. Power points. Opening to :-

#### KITCHEN/BREAKFAST ROOM

23' 4" x 15' 1" (7.13m x 4.62m)  
Tiled flooring. Modern fitted Howdens 'Shaker Style' kitchen with a range of wall, base and drawer units with Granite worktops over incorporating inset sink and drainer with mixer tap over. Integrated appliances such as dishwasher, washing machine and fridge/freezer. Range cooker with extractor above. Tiled splashback. Central island with Granite worktops over and storage beneath. Pendant light fittings. Radiators. Power points. Skylight to ceiling bringing in ample natural light. Black Crittall doors providing access to rear garden. Door to downstairs WC.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,341 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### DOWNSTAIRS WC

3' 3" x 3' 1" (1.00m x 0.95m)

Continuation of tiled flooring. Partially tiled walls. WC. Wall mounted wash hand basin with mixer tap over. Pendant light fitting.

#### FIRST FLOOR

Carpet to stairs and split level landing. Doors to family bathroom and two bedrooms. Pendant light fitting. Stairs rising to second floor.

#### MASTER BEDROOM

15' 1" x 11' 0" (4.62m x 3.36m)

Carpet to floor. Built in sliding wardrobes. Two double glazed windows to front aspect with built in shutter blinds. Pendant light fitting. Feature fireplace with alcoves either side. Power points. Radiator.

#### BEDROOM TWO

11' 3" x 9' 7" (3.43m x 2.94m)

Carpet to floor. Pendant light fitting. Double glazed window to rear aspect. Power points. Feature fireplace with alcoves both sides. Radiator.

#### BATHROOM

10' 9" x 8' 2" (3.29m x 2.51m)

Modern bathroom. Tiled walls and flooring. Pendant light fitting with additional wall lighting. Obscure double glazed window to rear aspect. Impressive free standing Oval bath with mixer tap over and additional handheld shower attachment. WC. Pedestal wash hand basin with mixer tap over. Walk in shower cubicle with mains powered 'Drench' shower over. Extractor fan. Ample built in storage housing BAXI combi boiler. Radiator.



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## SECOND FLOOR

Carpet to floor. Pendant light fitting. Door to third bedroom.

## BEDROOM THREE

15' 1" x 11' 1" (4.62m x 3.40m)

Continuation of carpet to floor. Two skylights to ceiling.  
Storage to eaves. Wall lighting. Power points. Radiator.

## OUTSIDE

Front - Patio. Wall border. Pathway leading to front door. On road parking.

Rear - Low maintenance. Laid to patio. Fence border.  
Outside tap.

## TENURE

MGY have been advised that the property is FREEHOLD.



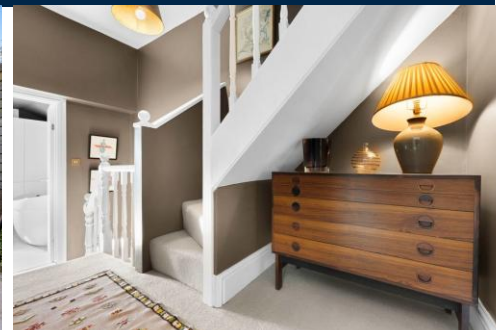


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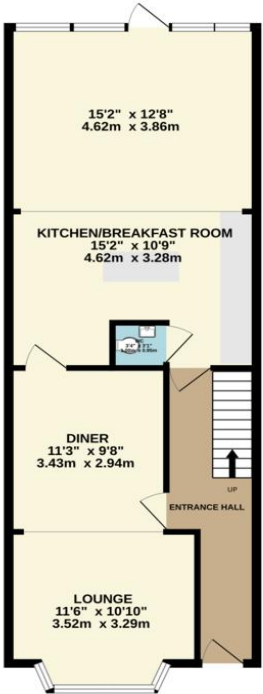


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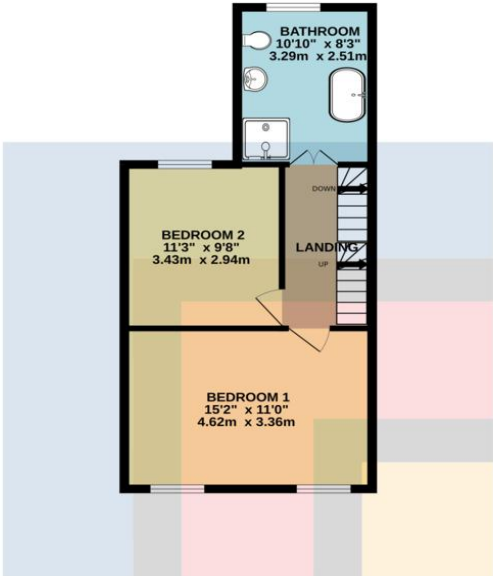


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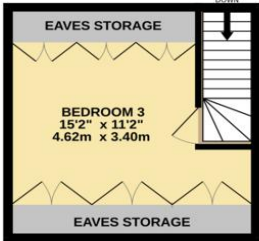
GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.5 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**PONTCANNA 02920 397152**

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



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