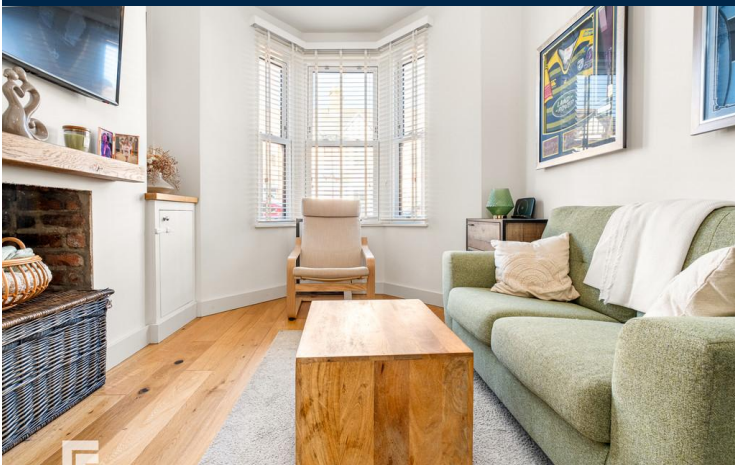




BLOOM STREET
PONTCANNA
CARDIFF CF11 9QE

OFFERS IN EXCESS OF
£499,950



MID TERRACED HOUSE



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2

**** IMPRESSIVE 3 BEDROOM MID-TERRACED HOME IN THE HEART OF PONTCANNA ** FULLY RENOVATED ** OPEN-PLAN KITCHEN/DINER **** MGY are delighted to bring to market this beautiful three bedroom family home situated on the much favoured Bloom Street in Pontcanna. The accommodation is split over three floors and briefly comprises entrance hallway, lounge, kitchen/breakfast room, downstairs WC, three bedrooms and family bathroom. The property further benefits from a great sized and low maintenance rear garden, gas central heating throughout and underfloor heating to the ground floor. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,087 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from pathway from front courtyard. Tiled flooring. Pendant light fitting. Doors to lounge, kitchen/breakfast room and downstairs WC. Stairs rising to first floor.

LOUNGE

10' 10" x 12' 4" (3.31m x 3.78m)
Laminate flooring with underfloor heating. Double glazed bay window to front aspect with fitted blinds. Feature fireplace with alcove both sides. Pendant light fitting. Power points. TV and telephone point.

KITCHEN/BREAKFAST ROOM

12' 4" x 26' 0" (3.76m x 7.95m)
Porcelain tiles with underfloor heating. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with mixer tap over and five ring gas hob with extractor above. Integrated appliances such as fridge/freezer, dishwasher, oven and grill. Central island with storage beneath and space for stool seating. Space and plumbing for washing machine and tumble dryer. Spotlights, wall lights and pendant light fittings. Roof lantern window with additional skylight windows providing ample natural light. Space for seating/dining. Power points. TV and telephone point. Bi-fold doors leading to rear garden.

DOWNSTAIRS WC

6' 7" x 2' 7" (2.02m x 0.80m)
Tiled flooring and partially tiled walls. Pendant light fitting. Extractor fan. WC. Wall mounted wash hand basin with hot and cold tap over.

FIRST FLOOR

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

BEDROOM ONE

13' 1" x 11' 4" (4.01m x 3.47m)
Carpet to floor. Double glazed bay window to front aspect with additional window alongside - both with fitted blinds. Pendant light fitting. Power points. Radiator. Feature fireplace with alcove either side. TV point.

BEDROOM THREE

7' 10" x 11' 11" (2.39m x 3.64m)
Carpet to floor. Pendant light fitting. Radiator. Power points. Double glazed window to rear aspect.

BATHROOM

8' 0" x 9' 1" (2.44m x 2.78m)
Tiled flooring and partially tiled walls. WC. Vanity wash hand basin with mixer tap over. Oval free standing bath with mixer tap above. Walk in shower cubicle with mains powered 'Drench' shower over. Chrome heated towel rail. Spotlights. Obscure double glazed window to rear aspect.



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SECOND FLOOR

Carpet to stairs. Floor to ceiling feature double glazed window to rear aspect. Door to bedroom two.

BEDROOM TWO

11' 4" x 16' 9" (3.46m x 5.12m)

Carpet to floor. Spotlights. Radiator. Storage to eaves. Power points. Double glazed window to rear aspect. Feature brick wall. Storage cupboard.

OUTSIDE

Front - Private front courtyard with shingled area, tiled pathway and wall border.

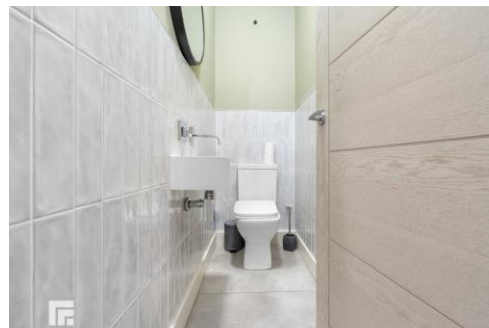
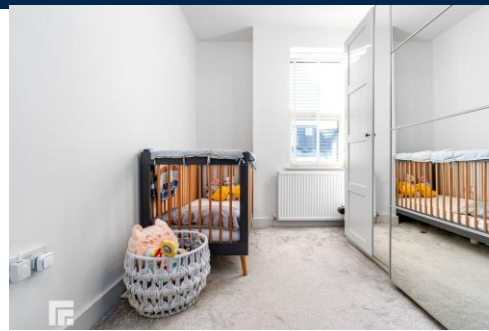
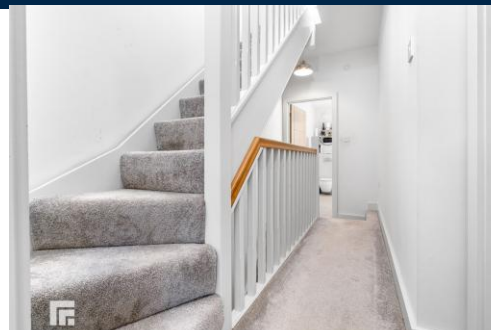
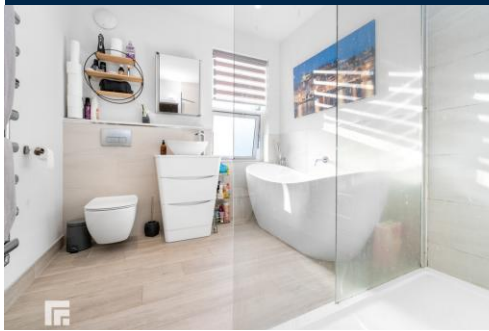
Rear - Laid to patio. Wall and fence border. Planters.

TENURE

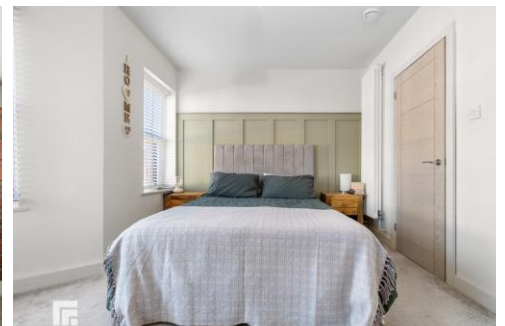
MGY have been advised that the property is FREEHOLD.



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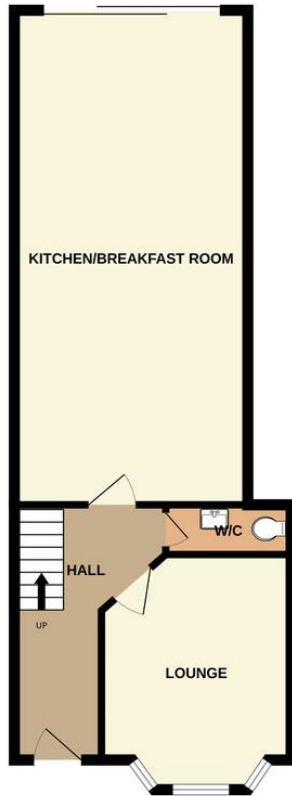


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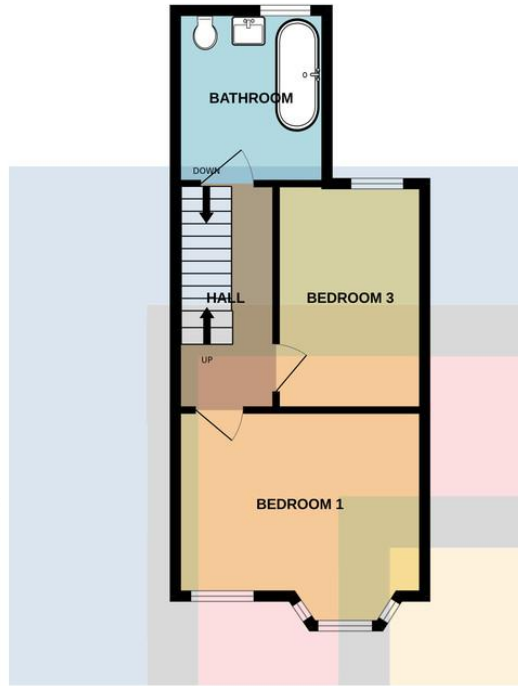


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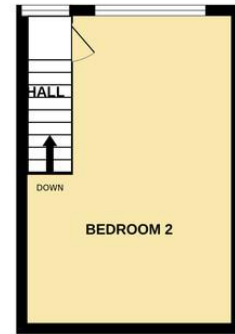
GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
191 sq.ft. (17.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PONTCANNA 02920 397152

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