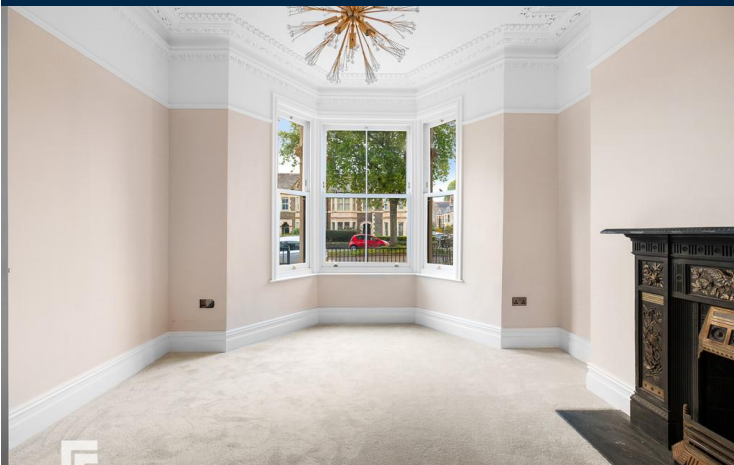




PLASTURTON AVENUE
PONTCANNA
CARDIFF CF11 9HH

OFFERS IN EXCESS OF
£750,000



MID TERRACED HOUSE



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****RENOVATED TO AN EXTREMELY HIGH STANDARD*** MGY are delighted to bring to market this exquisite, four storey, mid-terraced house in the highly sought after area of Pontcanna. The property is situated within walking distance to Pontcanna fields and the City Centre and is near a variety of cafes, restaurants, bars and shops. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen/diner. To the first floor, there are three double bedrooms - one with en suite, family bathroom with an additional double bedroom to the top floor. The property further benefits from a great sized rear garden with rear lane access. ***NO CHAIN***

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door. Original tiled flooring. Coving to ceiling. Pendant light. Radiator. Stairs rising to first floor. Doors to lounge, dining room and kitchen/diner.

LOUNGE

15' 4" x 12' 5" (4.69m x 3.79m)
Double glazed sash bay window to front aspect. Deep skirting boards, original coving and cornicing to ceiling. Feature cast iron fireplace. Picture rail. Carpeted flooring. Alcoves. Radiator.

DINING ROOM

13' 1" x 11' 3" (4.00m x 3.44m)
Door with glazed window panel leading to outside courtyard. Wooden floorboards. Alcoves with open fire. Pendant light to ceiling. Coving and picture rail. Radiator.

KITCHEN/DINER

29' 11" x 15' 5" (9.12m x 4.71m)
Newly fitted kitchen with a range of wall, base and drawer units with granite worktops over incorporating induction hob with extractor above, and inset sink with mixer tap over. Integrated appliances such as dishwasher, and oven/grill. Mandarin natural stone tiled floor with underfloor heating. Spotlights. Bifold doors leading to rear garden. Space for dining table and chairs. Velux windows providing ample natural daylight.

FIRST FLOOR

Split level landing. Carpet to floor. Spotlights. Radiator. Doors to three bedrooms and family bathroom. Stairs rising to second floor.

BEDROOM ONE

17' 0" x 15' 4" (5.20m x 4.69m)
Located at the front of the house. Sash bay window with additional window to front. Carpet. Radiator. Picture rail. Pendant light.

BEDROOM TWO

12' 11" x 11' 3" (3.94m x 3.44m)
A second double bedroom. Double glazed sash window to rear aspect. Carpet to floor. Radiator. Picture rail. Spotlights.

BEDROOM THREE

10' 6" x 12' 5" (3.21m x 3.81m)
A third double bedroom. Double glazed sash window to rear aspect. Carpet to floor. Radiator. Picture rail. Spotlights. Door to ensuite shower room.

ENSUITE

7' 3" x 4' 10" (2.23m x 1.49m)
Mandarin Stone fully tiled walls and flooring. Double glazed obscure sash window to rear aspect. Walk in shower cubicle with mains powered shower over and additional handheld shower attachment. Vanity wash hand basin with mixer tap over and storage beneath, wall mounted vanity mirror over. WC. Heated towel rail. Spotlights. Shaver point.

BATHROOM

11' 8" x 7' 4" (3.58m x 2.24m)
Mandarin stone fully tiled walls and flooring. Double glazed obscure sash window to --- aspect. Walk in shower cubicle with mains powered shower over and additional handheld shower attachment. Freestanding bath with mains shower attachment over. Vanity wash hand basin with mixer tap over and storage beneath. WC. Heated towel rail. Spotlights. Shaver point.



PLASTURTON AVENUE, PONTCANNA, CARDIFF CF11 9HH

SECOND FLOOR

Carpet to stairs. Spotlights. Door to bedroom four.

BEDROOM FOUR

17' 3" x 20' 4" (5.27m x 6.21m)

Carpet to floor. Velux windows to roof with ample natural daylight. Radiator. Spotlights.

OUTSIDE

Front - Gated front area.

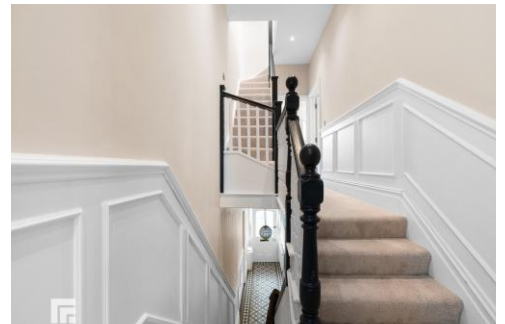
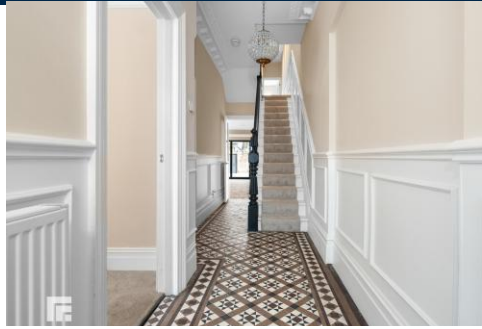
Rear - Paved low maintenance private garden. Wall and fence border. Gate with rear lane access.

TENURE

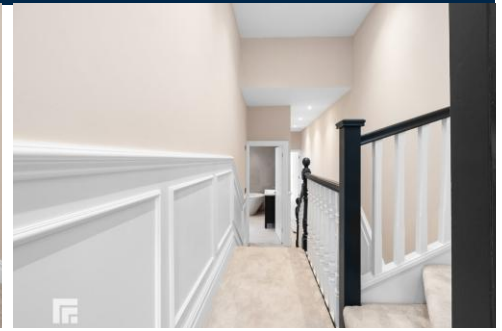
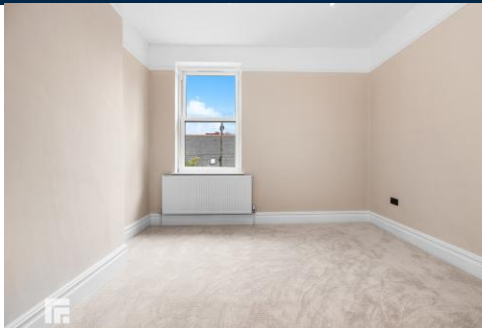
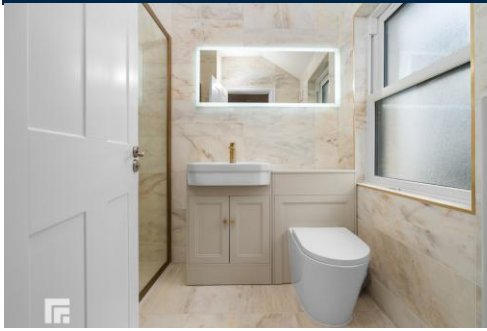
MGY are advised that the property is FREEHOLD and is CHAIN FREE.



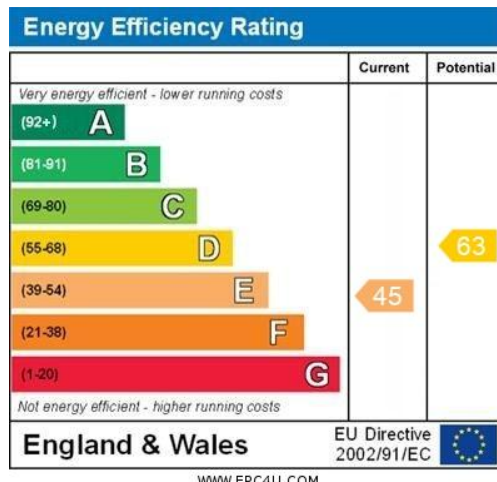
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