



LLANDAFF ROAD  
PONTCANNA  
CARDIFF CF11 9PW

ASKING PRICE OF  
**£650,000**



### MID-TERRACED HOUSE



**5**



**2**



**2**



**2**

**\*\*RARELY AVAILABLE FIVE BEDROOM MID-TERRACE HOUSE\*\*** MGY are delighted to present this spacious five bedroom, mid-terrace house in the highly sought after area of Pontcanna. The accommodation is split over three levels and comprises entrance hall, living room, sitting room, kitchen/diner, and downstairs to the ground floor, three double bedrooms, large family bathroom and separate shower room to the first floor, and a further two bedrooms to the second floor. The property further benefits from maintaining some original features, gas central heating throughout, and an excellent size rear garden. \*Viewing highly recommended\* EPC Rating:D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,582 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via paved forecourt and wooden panelled door with obscured glass to top panels. Original tiled flooring. Deep skirting boards, picture rail, ornate coving and architraves. Pendant light and spotlights to ceiling. Radiator. Stairs to first floor with wooden balustrades. Doors to all rooms.

#### **LIVING ROOM**

14' 7" x 11' 7" (4.45m x 3.54m)

Double glazed sash bay window to front aspect. Log burner with mantle surround and slate base. Alcoves. Original floorboards. Ornate coving to ceiling and picture rail. Ceiling rose with pendant light. Deep skirting boards. Radiator.

#### **SITTING ROOM**

12' 3" x 9' 11" (3.74m x 3.04m)

A second reception room with original floorboards. Feature fireplace, which is currently closed however could be reopened. Ornate coving to ceiling and picture rail. Ceiling rose with pendant light. Deep skirting boards. Alcoves with fixed shelving. Radiator.

#### **LEAN TO**

Entered via double doors. Continuation of original floorboards. Storage and fixed shelving across one wall. Velux window and uPVC double glazed window to rear aspect.

#### **KITCHEN/DINER**

22' 2" x 9' 10" (6.76m x 3.01m)

Large open plan kitchen/diner with a range of wall and base units across two walls. Round edged solid bamboo work surfaces incorporating double stainless steel sink with mixer tap over. Integrated electric oven and five ring gas hob with extractor hood above. Integrated appliances, including: fridge freezer, dishwasher and microwave. uPVC double glazed windows to side. Engineered wood flooring. Radiator. Spotlights to ceiling. French doors leading to enclosed rear garden. Door to downstairs WC:

#### **WC**

Double glazed uPVC window to rear aspect. Wall mounted wash hand basin. WC. uPVC door to rear garden.

#### **FIRST FLOOR**

Split level landing with carpeted flooring. Spotlights to ceiling. Utility cupboard with plumbing for washing machine space for tumble dryer. Doors to three bedrooms, bathroom and shower room.

#### **BEDROOM ONE**

16' 0" x 14' 8" (4.90m x 4.48m)

Double glazed uPVC sash bay window to front aspect plus additional second sash window. Wooden floorboards. Coving to ceiling and pendant light fitting. Alcoves. Two radiators.

#### **BEDROOM THREE**

12' 3" x 9' 10" (3.75m x 3.01m)

Double glazed uPVC window to rear aspect. Pendant light fitting. Carpeted flooring. Alcoves. Radiator.

#### **BEDROOM FOUR**

10' 5" x 9' 1" (3.18m x 2.78m)

Double glazed uPVC window to rear aspect. Pendant light fitting. Carpeted flooring. Original feature fireplace. Alcoves. Radiator.



# LLANDAFF ROAD, PONTCANNA, CARDIFF CF11 9PW

## BATHROOM

Double glazed uPVC obscure window to side aspect with fitted roller blind. White suite comprising panelled bath with mains shower over, pedestal wash hand basin with mixer tap and WC. Tiled floor and part tiled walls. Heated towel rail. Spotlights to ceiling.

## SHOWER ROOM

Double glazed uPVC window to side aspect. Walk in shower cubicle with mains rainfall powered shower over and additional handheld shower attachment. Heated towel rail. Tiled floor and part tiled walls. Cupboard housing Worcester boiler. Spotlights to ceiling.

## SECOND FLOOR LANDING

Velux window. Spotlights to ceiling and built in storage cupboard. Carpeted flooring.

## BEDROOM TWO

15' 0" x 10' 7" (4.59m x 3.23m)

Velux window plus double glazed sash window. Original feature fireplace. Carpeted flooring. Spotlights to ceiling and access hatch to roof space. Radiator.

## BEDROOM FIVE

9' 10" x 9' 0" (3.01m x 2.75m)

Velux window. Carpeted flooring. Alcoves. Radiator.

## OUTSIDE

Low maintenance private rear garden with an array of mature plants, trees and some hedging. Stone wall borders. Partly decked and shingled area. Outside tap. Rear lane access.

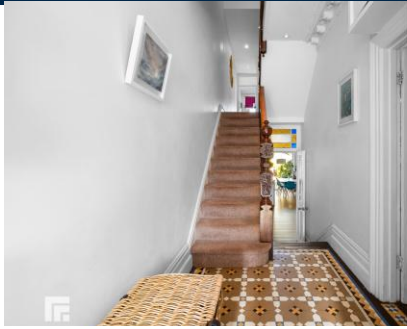
## TENURE

MGY are advised that the property is FREEHOLD.



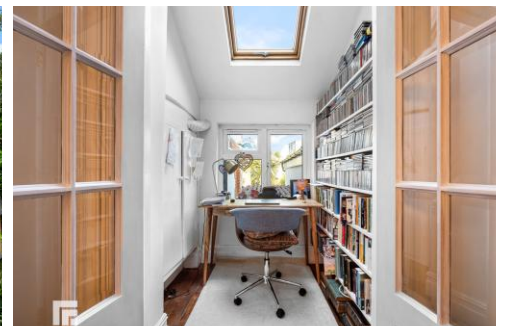
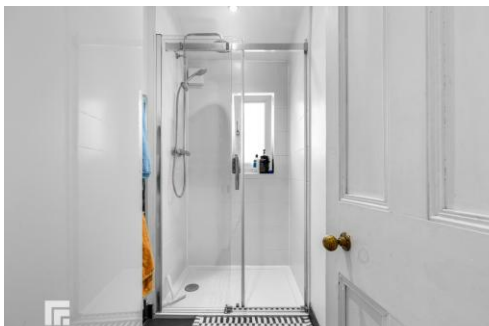
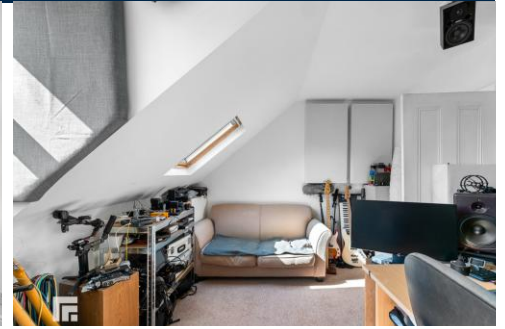
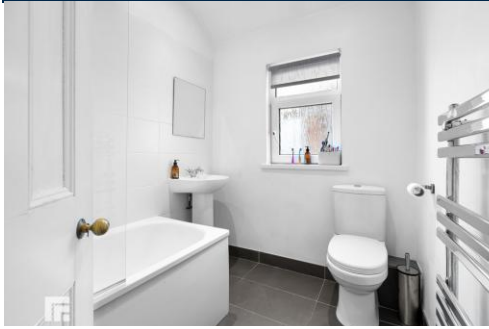


# LLANDAFF ROAD, PONTCANNA, CARDIFF CF11 9PW

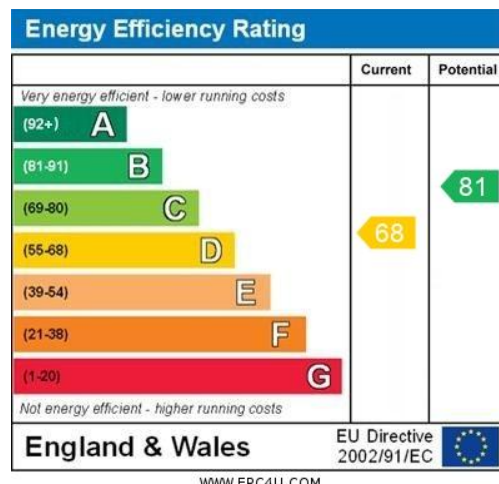




# LLANDAFF ROAD, PONTCANNA, CARDIFF CF11 9PW



# LLANDAFF ROAD, PONTCANNA, CARDIFF CF11 9PW



**PONTCANNA** 02920 397152

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



**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.

**MGY.CO.UK**