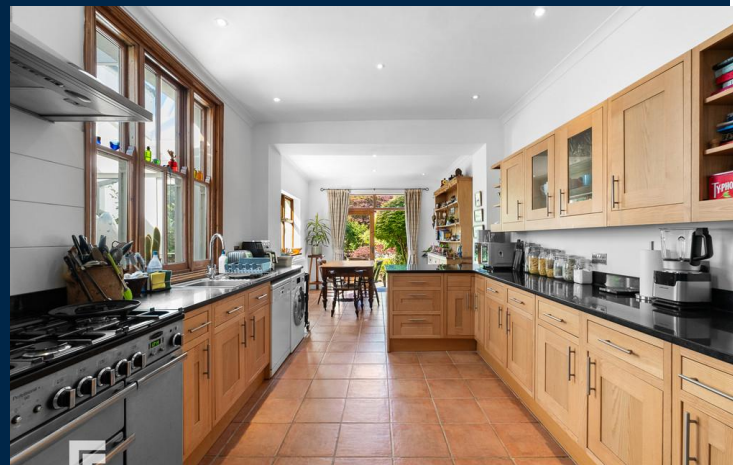




PITMAN STREET
PONTCANNA
CARDIFF CF11 9DJ

OFFERS IN EXCESS OF
£750,000



MID TERRACED HOUSE



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IMMACULATELY PRESENTED AND SPACIOUS, FIVE BEDROOM, MID-TERRACED HOUSE MGY are delighted to bring to market this spacious, three-storey, five bedroom, mid-terraced house situated on the much-favoured Pitman Street in the heart of Pontcanna. The accommodation has been sympathetically modernised throughout whilst retaining gorgeous original features and briefly comprises entrance hallway, two reception rooms, kitchen/diner, and garden/utility room to the ground floor, four bedrooms, and family bathroom to the first floor, plus fifth bedroom and shower room to the second floor. The property further benefits from a wonderful, private and mature Southwest facing rear garden. It also has a cellar leading from the kitchen. ***Viewing highly recommended***

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2,066 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Original tiled flooring. Original coving to ceiling. Pendant light fitting with ceiling rose. Radiator. Dado rail. Doors to both reception rooms, basement and kitchen/breakfast room. Stairs rising to first floor.

LOUNGE

13' 5" x 13' 6" (4.09m x 4.13m)

Traditional bay sash window to front aspect. Original coving to ceiling. Pendant light fitting with ceiling rose. Open gas fireplace with mantle surround and tiled base with alcove either side and fixed shelving. TV and telephone point. Power points. Carpet to floor. Radiator.

SITTING ROOM

11' 3" x 12' 1" (3.44m x 3.69m)

Original wooden floorboards. Pendant light fitting. Built in shelving. Open fireplace with tiled based. Coving. Radiator. Power points. Door to:-

GARDEN/UTILITY ROOM

Double doors leading from sitting room. Solid oak flooring. uPVC window and door leading to rear garden.

KITCHEN

11' 2" x 15' 11" (3.41m x 4.87m)

Tiled flooring throughout. Spotlights to ceiling. Fitted kitchen with a range of wall, base and drawer units with stone worktops over incorporating stainless steel sink and drainer with hot and cold tap over. Range cooker with five ring gas hob and extractor hood over. Plumbing for washing machine, dishwasher and space for fridge/freezer. Wooden frame windows to one side aspect. Radiator. Door to :-

CELLAR

Accessed via kitchen. Space for storage. Coal shoot. Power and lighting.

DINING ROOM

11' 2" x 10' 3" (3.41m x 3.13m)

Continuation of tiled flooring. Space for dining. Wood frame window to side. Double doors leading to rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Carpet runner up stairs and on landing. Wooden balustrades. Dado rail. Pendant light fitting. Doors leading to four bedrooms, family bathroom and Radiator.

BEDROOM ONE

17' 10" x 13' 6" (5.45m x 4.13m)

Carpet to floor. Bay windows to front aspect with additional window alongside - both fitted with shutter blinds.. Coving to ceiling. Pendant light fitting with ceiling rose. Feature fireplace with alcoves either side. Fitted wardrobes. Picture rail. Radiator.

BEDROOM TWO

11' 7" x 12' 1" (3.55m x 3.69m)

Carpet to floor. Feature fireplace with alcoves either side. Picture rail. Pendant light fitting. Radiator. Double glazed window to rear aspect.

BEDROOM THREE

11' 2" x 10' 3" (3.41m x 3.13m)

Carpet to floor. Pendant light fitting. Feature fireplace. Power points. Double glazed window to rear aspect with fitted roller blind. Fitted cupboard with hot water tank. Radiator.

BEDROOM FIVE

7' 8" x 7' 9" (2.34m x 2.37m)

Carpet to floor. Pendant light fitting. Wall mounted Worcester boiler. Power points. Double glazed window to rear aspect. Radiator.



PITMAN STREET, PONTCANNA, CARDIFF CF11 9DJ

BATHROOM

7' 8" x 8' 2" (2.34m x 2.50m)

Original floorboards. WC. Pedestal wash hand basin with hot and cold tap over. Bath with hot and cold tap over and mains powered shower above. Bidet. Two obscure double-glazed windows to side aspect. Fixed shelving. Spotlights.

SECOND FLOOR

SECOND FLOOR LANDING

Split level landing. Carpet to stairs and solid oak flooring to landing area. Two storage cupboards and door to bedroom four.

BEDROOM FOUR

10' 7" x 20' 0" (3.25m x 6.10m)

Solid oak flooring. Velux window. Spotlights. Power points. Radiator.

SHOWER ROOM

7' 2" x 5' 8" (2.20m x 1.74m)

Solid oak flooring. Partly tiled walls. Spotlights. Pedestal wash hand basin with mixer tap over. WC. Walk in shower cubicle with mains powered shower over. Radiator.

OUTSIDE

Front - Wall and railing border. Tiled pathway leading to front door. Lawn area. On Road/Permit parking.

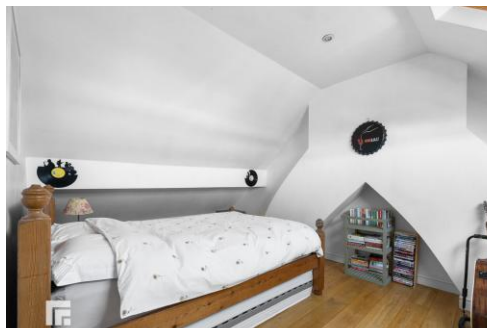
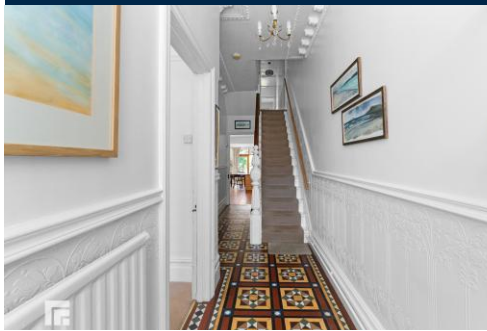
Rear - Laid to patio. Lawn area surrounded by established garden beds. Fence and wall border. Shed. Outside tap.

TENURE

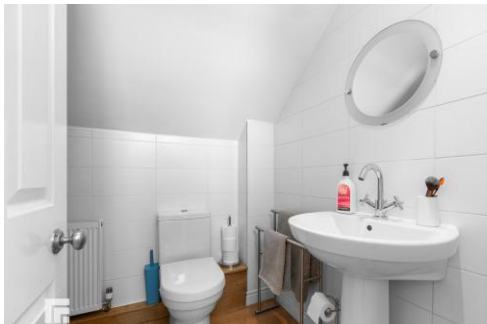
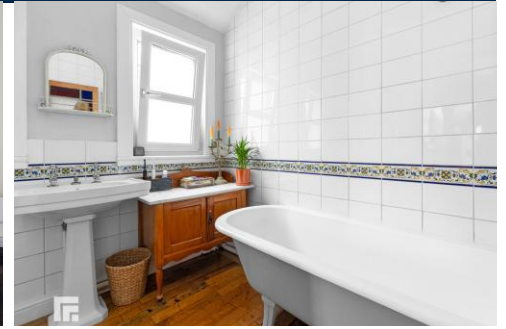
MGY have been advised that the property is FREEHOLD.



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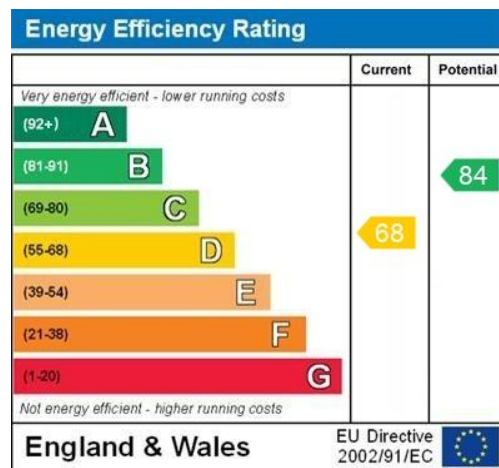
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TOTAL FLOOR AREA: 2066 sq.ft. (192.0 sq.m.) approx.

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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