



DOGO STREET
PONTCANNA
CARDIFF CF11 9JJ

OFFERS IN EXCESS OF
£675,000



MID TERRACED HOUSE



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****SPACIOUS AND TRADITIONAL, FOUR BEDROOM, MID-TERRACED HOUSE IN THE HEART OF PONTCANNA* NO CHAIN**** MGY are delighted to bring to market this gorgeous bay-fronted, four bedroom, mid-terraced house situated in the highly sought after area of Pontcanna. The accommodation briefly comprises entrance hallway, two reception rooms, kitchen, utility room and downstairs shower room. To the first floor are four bedrooms and the family bathroom. The property further benefits from retaining some gorgeous original features and has a great sized rear garden. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,356 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden front door with obscure glass window inset leading from pathway through endosed front courtyard. Original tiled flooring. Original coving to ceiling. Pendant light fitting with ceiling rose. Cupboard housing utility meters. Radiator. Doors to all rooms. Stairs rising to first floor.

LOUNGE

10' 4" x 26' 5" (3.15m x 8.07m)

Large sash bay window to front. LVT flooring. Original fireplace with tiled surround and hearth. Alcoves with built in shelving. Coving to ceiling. Ceiling rose with pendant light fitting. TV and Telephone point. Radiator. Power points. Opening to dining/sitting room.

DINING/SITTING ROOM

14' 10" x 14' 6" (4.53m x 4.42m)

Tiled flooring. Coving and windows to ceiling. Radiator. Power points. Spotlights. Door to understairs storage cupboard. Door leading to rear garden.

KITCHEN

8' 7" x 8' 4" (2.63m x 2.56m)

Fitted kitchen with a range of wall, base and drawer units with round edged worktops over incorporating ceramic sink with hot and mixer tap over. Integrated grill/oven and four ring gas hob with extractor hood over. Space for washing machine, fridge freezer and dishwasher. Spotlights. Two sets of double doors leading into rear garden. Sash window to rear aspect. Power points. Radiator.

UTILITY ROOM

5' 7" x 4' 10" (1.71m x 1.49m)

Continuation of tiled flooring. Counters across one wall with plumbing for washing machine. Spotlights. Door to rear garden.

DOWNSTAIRS SHOWER ROOM

5' 2" x 4' 4" (1.59m x 1.33m)

Window to side aspect. Tiled flooring and fully tiled walls. WC. Wash hand basin with mixer tap over. Walk in shower cubicle with electric shower over. Spotlights. Extractor fan.

FIRST FLOOR LANDING

Exposed floorboards and carpeted flooring. Split level landing. Loft hatch. Doors to all rooms.

BEDROOM ONE

13' 11" x 14' 6" (4.26m into Bay x 4.42m)

Large sash bay windows with additional sash window to front. Double bedroom. Exposed floorboards. Alcoves with fitted wardrobes and cupboards. Pendant light fitting. Coving to ceiling. Two radiators. Power points.

BEDROOM TWO

9' 2" x 11' 11" (2.81m x 3.64m)

Sash window to rear aspect. Double bedroom. Exposed floorboards. Pendant light fitting. Radiator. Alcoves with fitted wardrobes. Power points.

BEDROOM THREE

8' 4" x 8' 6" (2.56m x 2.60m)

Sash window to rear aspect. Double bedroom. Carpeted flooring. Power points. Pendant light fitting. Fitted storage cupboard housing Ideal boiler. Radiator.

BEDROOM FOUR

Obscure sash window to side aspect. Carpeted flooring. Power points. Pendant light fitting. Radiator.



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BATHROOM

7' 4" x 6' 2" (2.24m x 1.89m)

Two obscure sash windows to side. Bath with mains shower over. Pedestal wash hand basin with hot and cold tap over. WC. Tiled flooring. Partially tiled walls. Heated towel rail. Spotlights. Extractor fan. Wall mounted vanity mirror.

OUTSIDE

Front - Gated front courtyard with privacy hedges. Tiled pathway leading to front door.

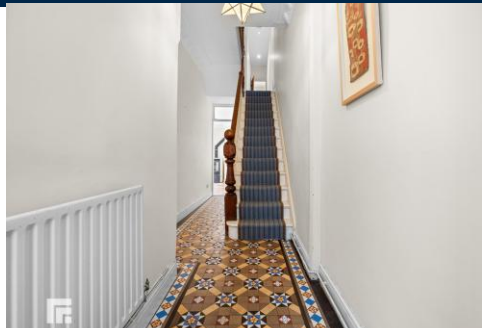
Rear - South East facing garden. Laid to patio. Flower beds. Fence and wall border. Large storage shed. Brick built seating area.

TENURE

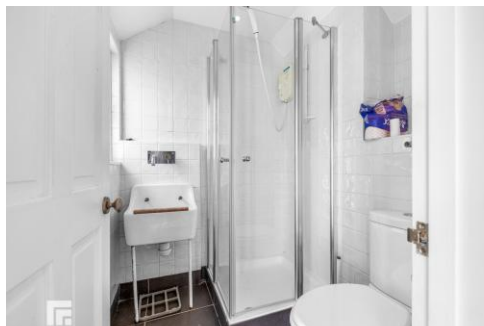
MGY are advised that the property is FREEHOLD.



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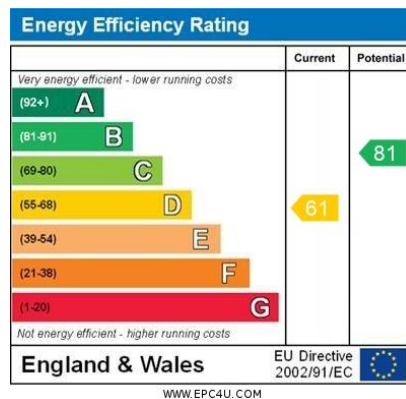
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PONTCANNA 02920 397152

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



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