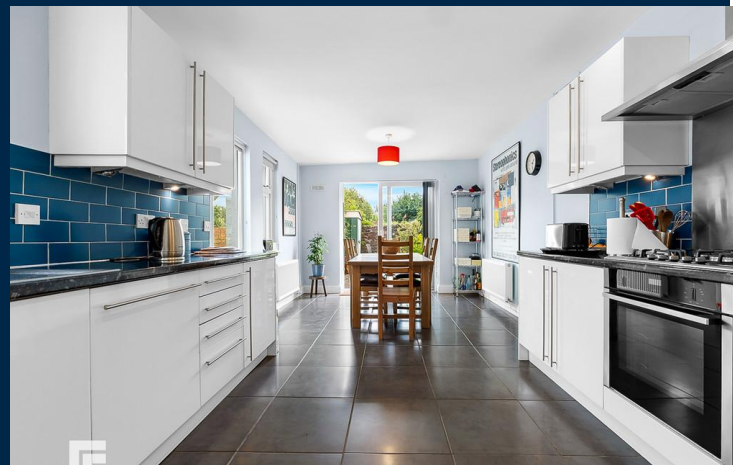
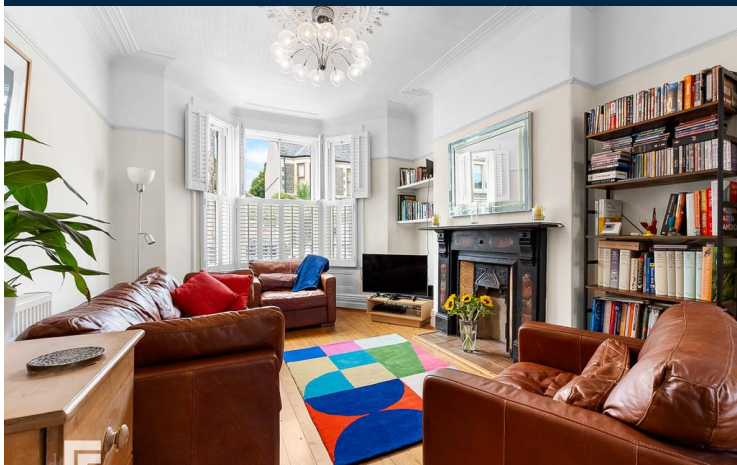




**SNEYD STREET**  
**PONTCANNA**  
**CARDIFF CF11 9DL**

OFFERS IN EXCESS OF  
**£600,000**



### MID TERRACED HOUSE



**4**



**1**



**2**



**1**

**\*IMMACULATELY PRESENTED AND SPACIOUS, FOUR BEDROOM, MID-TERRACED HOUSE\*** MGY are delighted to bring to market this spacious, four bedroom, mid-terraced house situated on the much favoured Sneyd Street in the heart of the highly sought after area of Pontcanna. The accommodation has been modernised throughout but still benefits from retaining some gorgeous original features and briefly comprises entrance hallway, lounge, downstairs WC and kitchen/diner to the ground floor, four bedrooms, and family bathroom to the first floor. The property further benefits from a well maintained South facing rear garden and basement. \*Viewing highly recommended\*

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,367 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via original wooden door with obscured glass inset leading from private partly paved front courtyard. Original tiled flooring. Original coving and picture rail. Spotlights. Doors to all rooms. Stairs to first floor with wooden balustrades.

#### **LOUNGE**

26' 10" x 11' 6" (8.18max x 3.51max)  
Double glazed uPVC bay window to front with shutters. Original coving and picture rail. Pendant light fitting with original ceiling rose. Wooden floor. Picture rail. Two original feature fireplaces with tiled base. Alcoves with fixed shelving. Radiators and power points. Double glazed uPVC door with shutters leading to rear garden.

#### **KITCHEN/DINER**

23' 3" x 10' 7" (7.11max x 3.23max)  
Double glazed uPVC windows to side. Fully fitted kitchen with a range of wall, base and drawer units and worktops over across three walls. Integrated appliances such as: Neff oven with extractor hood above and five ring gas hob. Integrated fridge and freezer, Bosch washing machine and dishwasher. Power points. Pendant light fitting and spotlights. Space for dining. Two radiators. Door to basement and Double glazed uPVC sliding doors leading into rear garden.

#### **DOWNSTAIRS WC**

White suite comprising; vanity wash hand basin with mixer tap over and storage beneath with partly tiled splashback. WC. Tiled flooring. Extractor fan. Spotlights.

#### **BASEMENT**

Ample storage space. Power and lighting.

#### **FIRST FLOOR**

##### **FIRST FLOOR LANDING**

Split level landing. Carpet to floor. Spotlights. Doors leading to four bedrooms, fitted cupboard and family bathroom. Loft hatch.

##### **BEDROOM ONE**

14' 4" x 14' 2" (4.37m x 4.32m)

A good sized principal double bedroom located to the front of the house. Large bay windows with additional window to front elevation - all with shutters. Carpeted flooring. Coving and picture rail. Built in storage cupboard to one alcove. Pendant light fitting. Original feature fireplace. Radiator and power points.

##### **BEDROOM TWO**

12' 4" x 9' 4" (3.76m x 2.87m)

Another spacious double bedroom with carpeted flooring. Double glazed uPVC window to rear. Built in storage cupboard to one alcove. Picture rail. Pendant light fitting. Radiator and power points.

##### **BEDROOM THREE**

10' 7" x 9' 8" (3.25m x 2.95m)

Double glazed uPVC window to rear with excellent views of the gardens. Double bedroom. Storage cupboard housing combi ideal boiler. Picture rail. Pendant light fitting. Loft hatch. Original feature fireplace. Radiator and power points.

##### **BEDROOM FOUR**

7' 8" x 8' 5" (2.36m x 2.57m)

Double glazed uPVC window to side aspect. Carpeted flooring. Pendant light fitting. Picture rail. Feature fireplace. Power points.



# SNEYD STREET, PONTCANNA, CARDIFF CF11 9DL

## BATHROOM

7' 6" x 7' 6" (2.29m x 2.31m)

A good size family bathroom with two obscure double glazed windows to side aspect. White suite comprising bath with mixer tap over, vanity wash hand basin with storage under and wall mounted vanity mirror over. Separate shower cubicle with mains rainfall shower over and separate shower head fixture. WC. Partly tiled walls. Vinyl flooring. Extractor. Spotlights. Heated towel rail.

## OUTSIDE

Front - Gated front courtyard with tiled pathway leading to front door.

Rear - Excellent South facing garden. Laid to patio. Flower beds. Stone wall borders. Storage shed. Outside tap.

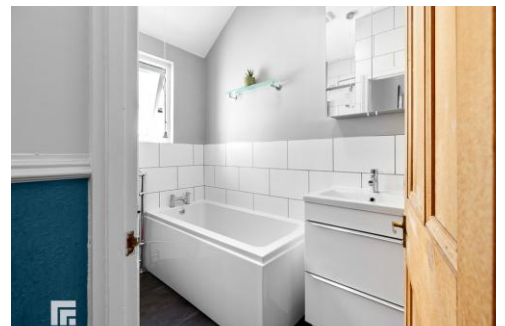
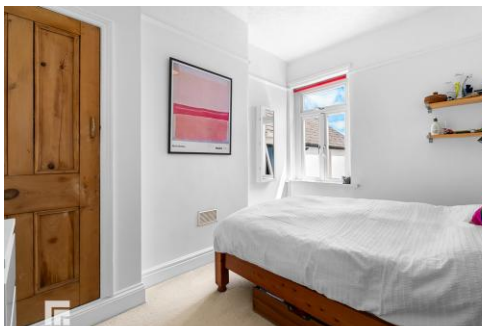
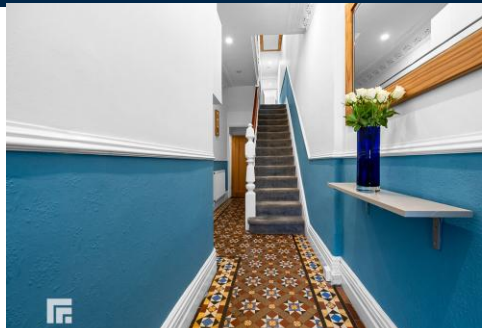
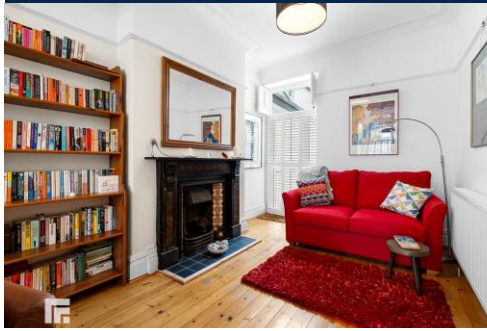
## TENURE

MGY are advised that the property is FREEHOLD.



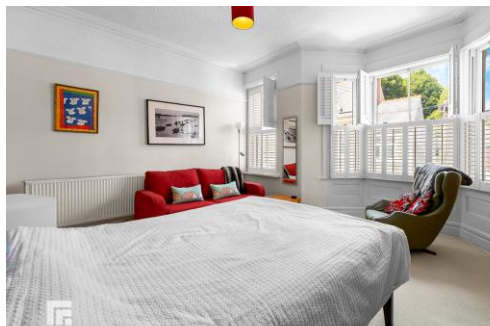
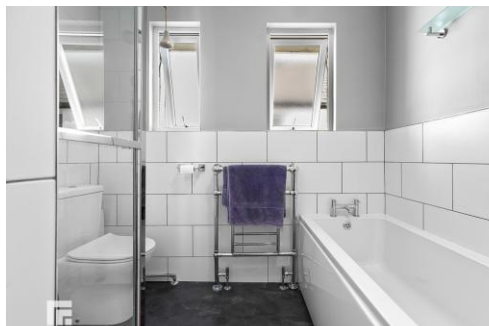


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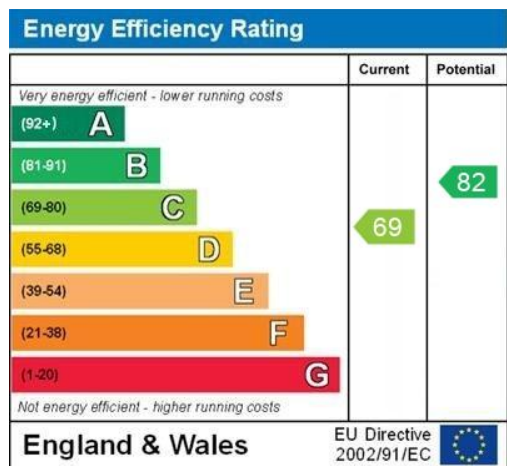
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metreplan (2025)



**PONTCANNA** 02920 397152

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



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