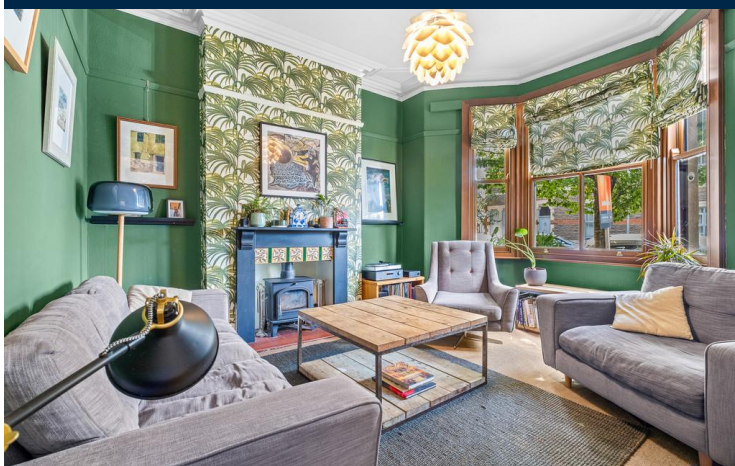




RYDER STREET
PONTCANNA
CARDIFF CF11 9BT

ASKING PRICE OF
£640,000



MID TERRACED HOUSE



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EXQUISITE, THREE DOUBLE BEDROOM, MID-TERRACED HOUSE IN THE HEART OF PONTCANNA MGY are delighted to bring to market this incredible three bedroom, three-storey, mid-terraced house situated on the much favoured Ryder Street, Pontcanna. The property is perfectly located within walking distance of local amenities which include shops, cafes, restaurants, bars and Pontcanna Fields. The property retains some beautiful original features such as tiling, coving, and ceiling rose, but has been tastefully modernised throughout. The accommodation briefly comprises entrance hallway, two reception rooms, laundry and downstairs WC, plus open plan kitchen/sun room to the ground floor. Three double bedrooms and family bathroom to the first floor, and an additional loft room to the second floor. The property further benefits from gas central heating and a private rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,674 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from private front courtyard. LVT flooring. Ornate original coving to ceiling. Dado rail. Pendant light fitting with ceiling rose. Doors to reception rooms and kitchen/sun room. Power points. Stairs rising to first floor with under stair storage cupboard..

LOUNGE

13' 1" x 14' 3" (3.99m x 4.34m)
Double glazed bay window to front aspect. Original coving to ceiling. Pendant light fitting with ceiling rose. Alcoves. Carpeted flooring. Picture rail. Radiators. Inset fireplace with log burner and mantle surround. Power points.

SITTING ROOM

11' 2" x 11' 8" (3.4m x 3.56m)
Continuation of the LVT flooring. Alcoves. Original coving to ceiling. Pendant light fitting with ceiling rose and wall mounted lighting. Radiator. Fitted cupboard. Window to rear aspect. Power points.

DINING ROOM

10' 5" x 14' 1" (3.18m x 4.29m)
Window to side aspect. LVT flooring. Spotlights. Coving. Radiator.

KITCHEN

10' 6" x 12' 3" (3.2m x 3.73m)
Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating double stainless steel sinker and drainer with mixer tap over. Integrated fridge and freezer, AEG oven with four ring induction hob and extractor hood over. Space for dishwasher. Spotlights. Tiled flooring and partly tiled walls. Window to side aspect. Radiator. Power points. Opening to:

SUN ROOM

10' 5" x 7' 8" (3.18m x 2.34m)
Double glazed windows to side and roof. Tiled flooring. Spotlights. Radiator. Doors leading to private rear garden.

LAUNDRY

5' 11" x 10' 7" (1.8m x 3.23m)
Accessed from the kitchen. Counters across one wall with stainless steel sink and drainer. Plumbing and space for washing machine. Wall mounted lighting. Tiled flooring. Door to access private garden. Door to:

DOWNSTAIRS WC

6' 3" x 3' 9" (1.91m x 1.14m)
WC. Wall mounted wash hand basin with mixer tap over and tiled splashback. Tiled flooring. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Partly carpeted and part wood flooring. Pendant light to ceiling and additional wall mounted lighting. Radiator. Power points. Doors leading to two bedrooms, family bathroom and storage cupboard.

BEDROOM ONE

17' 4" x 14' 2" (5.28m x 4.32m)
Located at the front of the house. Continuation of wood flooring. Pendant lighting with ceiling rose and additional wall mounted lighting. Coving. Radiator. Two alcoves with fitted wardrobes. Power points.

BEDROOM TWO

11' 1" x 11' 8" (3.38m x 3.56m)
Double glazed sash window to rear aspect. Double bedroom. Exposed floorboards. Picture rail. Radiator. Pendant light fitting with ceiling rose. Alcoves.



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BEDROOM THREE

10' 10" x 11' 9" (3.3m x 3.58m)

Double glazed sash window to rear aspect. Double bedroom. Exposed floorboards. Radiator. Pendant light fitting with wall mounted lighting. Power points.

BATHROOM

7' 7" x 10' 11" (2.31m x 3.33m)

Two double glazed sash windows. Free standing round edged bath with mixer tap over. Shower cubicle with mains rainfall shower and separate showerhead fixture. WC. Pedestal wash hand basin with mixer tap over. Fully tiled walls. Vinyl flooring. Door to storage cupboard with wall mounted boiler. Radiator.

WC

1' 3" x 3' 8" (0.38m x 1.12m)

Window to side aspect. WC. Vanity wash hand basin with hot and cold tap plus tiled splashback. Pendant light fitting.

SECOND FLOOR

OFFICE

16' 8" x 9' 0" (5.08m x 2.74m)

Two Velux windows to roof. Pendant light fitting. Exposed floorboards. Fitted under eave storage. Radiator. Power points.

OUTSIDE

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

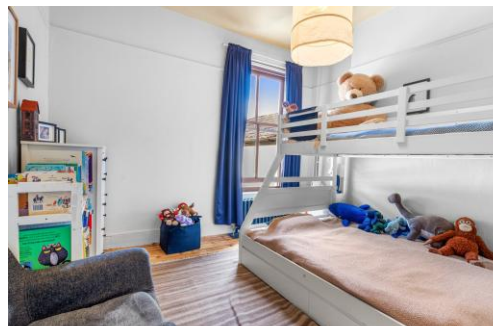
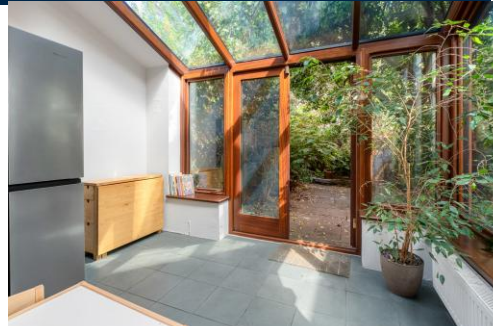
Rear - Laid to patio. Flower beds. Stone wall borders. Wall mounted water tank. Rear access.

TENURE

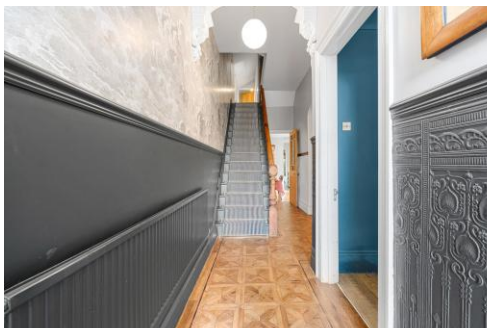
MGY are advised that the property is FREEHOLD.



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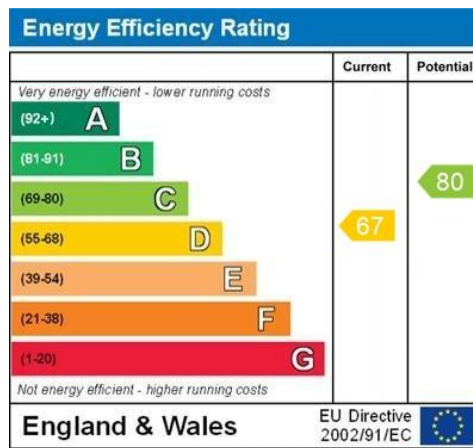
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