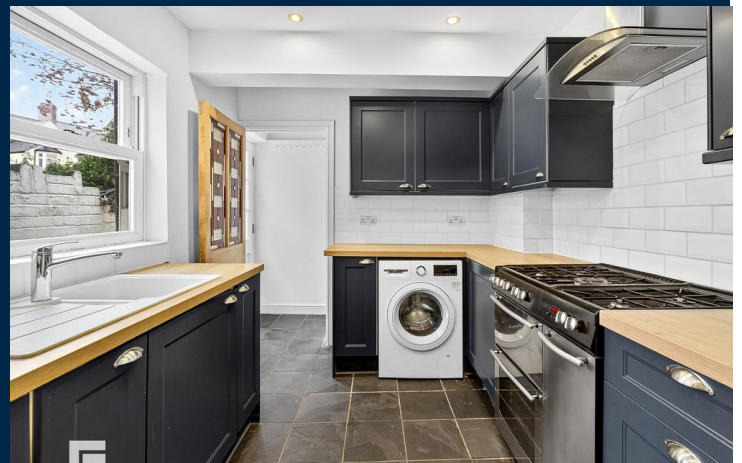
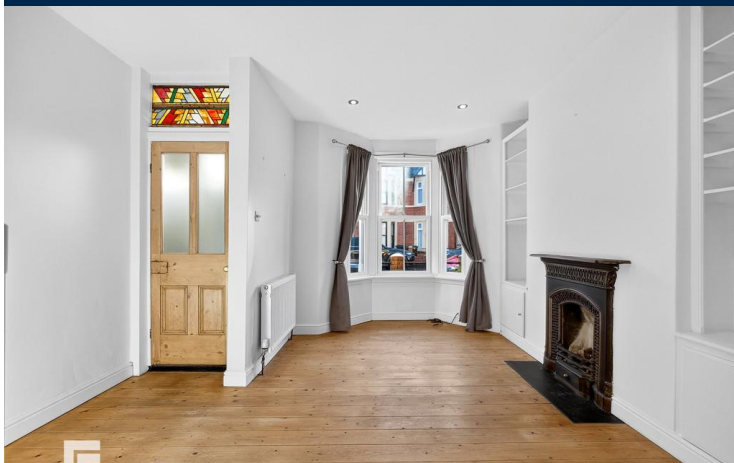




BLOOM STREET
PONTCANNA
CARDIFF CF11 9QE

OFFERS IN EXCESS OF
£390,000



MID TERRACED HOUSE



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IMMACULATELY PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE MGY are delighted to bring to market this traditional bay fronted, three bedroom, mid-terraced house situated on the much favoured Bloom Street in the heart of Pontcanna. The accomodation briefly comprises entrance hallway, open plan lounge/dining room, kitchen, downstairs bathroom and three bedrooms. The property further benefits from being within walking distance to Pontcanna fields and a range of bars, shops, cafes and restaurants and has gas central heating and double glazing throughout.*Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 841 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from porch. Original tiled flooring. Door leading to :-

LOUNGE/DINER

25' 4" x 13' 3" (7.74m x 4.04m)

Double glazed sash bay window to front aspect and additional double glazed uPVC window to rear aspect. Wooden flooring. Feature cast iron fireplace. Alcoves with built in shelving. Spotlights. Power points. TV and telephone point. Two radiators. Door to kitchen. Stairs rising to first floor.

KITCHEN

11' 5" x 8' 7" (3.48m x 2.62m)

Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating ceramic sink and drainer with mixer taps over. Partially tiled walls. Spotlights. Space for oven, fridge/freezer and washing machine. Power points. Radiator. Spotlights. Double glazed uPVC window to side aspect. Door leading to rear hall.

BATHROOM

7' 4" x 8' 0" (2.26m x 2.44m)

Tiled flooring and walls. White three-piece-suite comprising panelled bath with mixer tap over and mains powered shower above, WC, and pedestal wash hand basin with hot and cold tap over. Obscure double glazed uPVC window to rear aspect. Pendant light fitting. Vertical radiator. Extractor.

REAR HALL

Continuation of tiled flooring. Door to bathroom. Door leading to rear garden.

FIRST FLOOR

Carpet to stairs and landing. Split level landing. Doors to three bedrooms. Pendant light fitting. Loft hatch. Power points.

MASTER BEDROOM

13' 3" x 12' 0" (4.06m x 3.68m)

Carpet to floor. Double glazed uPVC sash bay window to front aspect with additional window to side. Pendant light fitting. Radiator with cover. Power points.

BEDROOM TWO

11' 10" x 8' 2" (3.63m x 2.51m)

Carpet to floor. Feature cast iron fireplace. Double glazed uPVC window to rear aspect. Power points. Radiator. Pendant light fitting. Door to airing cupboard housing boiler.

BEDROOM THREE

8' 2" x 9' 3" (2.51m x 2.82m)

Carpet to floor. Double glazed uPVC window to rear aspect. Power points. Pendant light fitting. Radiator.

OUTSIDE

Front - Low level wall. Pathway leading to front door. Slate chippings.
Rear - Laid to decking. Wall and fence border. Outside tap.

TENURE

MGY have been advised that the property is FREEHOLD.



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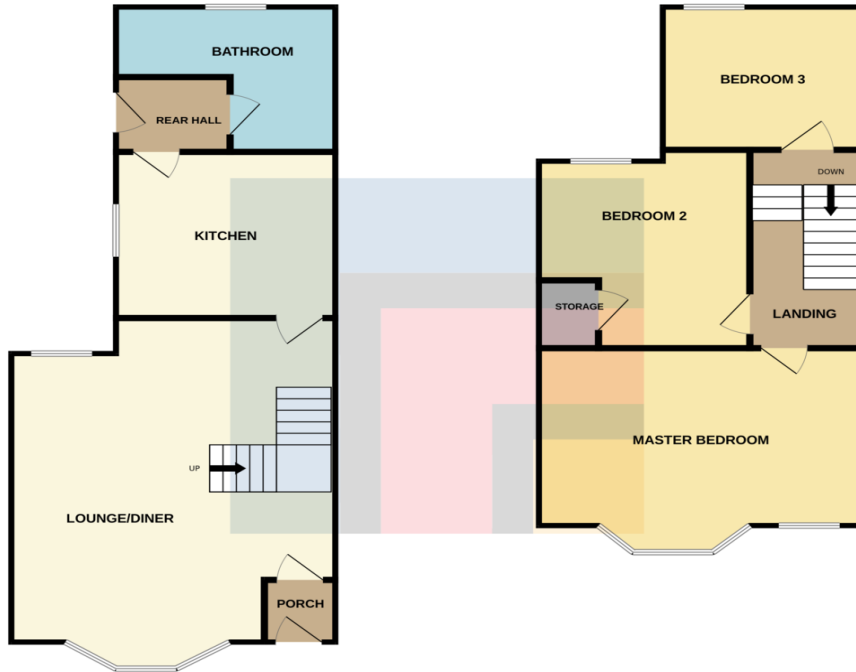
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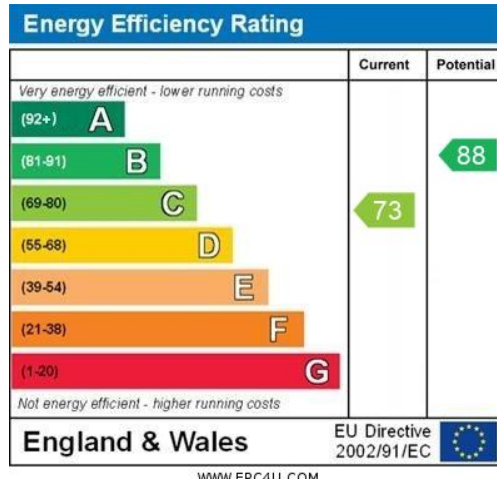
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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PONTCANNA 02920 397152

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



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