

DOGO STREET  
PONTCANNA  
CARDIFF CF11 9JJ

OFFERS IN EXCESS OF  
**£650,000**



### MID TERRACED HOUSE



4



2



2



2

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,356 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **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.

**\*\*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\***

#### **ENTRANCE HALL**

Entered via wooden front door with obscure glass window inset leading from pathway through enclosed 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.



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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.

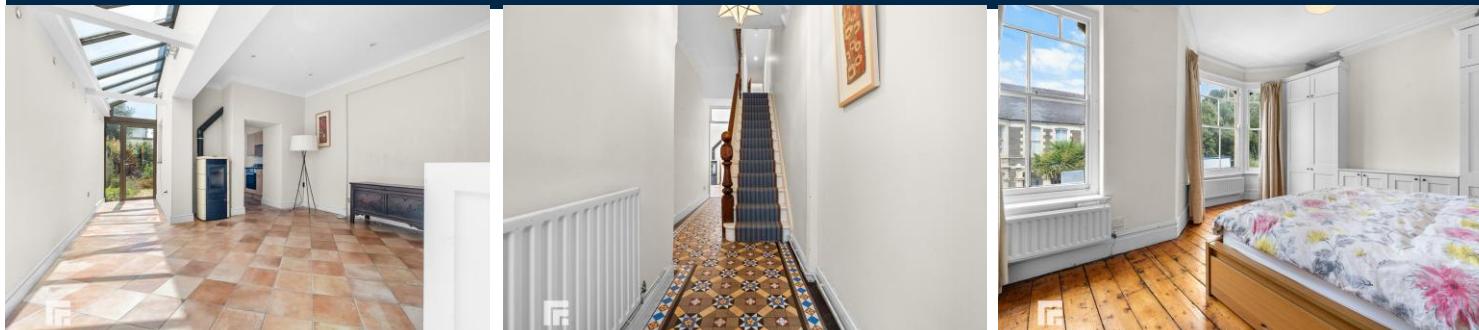
## TENURE

MGY are advised that the property is FREEHOLD.



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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 not be used as such by any prospective purchaser. The heating, water and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                             |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| Very energy efficient - lower running costs<br>(92+) | A                          |           |
| (81-91)  | B                          |           |
| (69-80)  | C                          |           |
| (55-68)  | D                          |           |
| (39-54)  | E                          |           |
| (21-38)  | F                          |           |
| (1-20)   | G                          |           |
| Not energy efficient - higher running costs          |                            |           |
| England & Wales                                      | EU Directive<br>2002/91/EC |           |

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