



75 Wyndham Crescent

Pontcanna, Cardiff CF11 9EG

Asking Price £490,000

HARRIS & BIRT



Victorian family home in the heart of Pontcanna, Cardiff. The accommodation comprises entrance hall, lounge/dining room, separate kitchen and wc to the ground floor. To the first floor there are three double bedrooms, a single bedroom and a large family bathroom. There is a window to the front of the attic space so potential to go up into the attic for a further bedroom on the second floor. There is a front courtyard garden and an enclosed rear garden.

Pontcanna is an inner-city district of west Cardiff offering easy links into the City Centre. The property is a short walk a way from local amenities including schools, leisure centre and a range of shops both national and local. It also has a community centre and a number of public houses and restaurants. The property is around a 30 minute walk to the City Centre which has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.

The property would make an excellent investment for a landlord the current rental valuation would be £1800 per calendar month.

Accommodation

Ground Floor

Hallway 5'4" x 19'7" (1.63m x 5.97m)

Entered via a UPVC double glazed door. Skimmed walls. Coved and artexed ceiling. Tiled flooring. Carpeted stairway to first floor. Storage area under stairs.

Lounge/Diner 16'1" x 34'9" (4.90m x 10.59m)

Large family room lounge/diner with wood block flooring. Two UPVC double glazed windows, one to front and one to rear elevation. Meter cupboard. Three radiators. Understairs storage cupboard.

Kitchen 12'3" x 10'0" (3.73m x 3.05m)

A good sized kitchen with a range of wall and base units in grey set under and over grey marbled effect work surfaces with tiled splash backs. Features include; integrated fridge/freezer, Siemens oven and hob with extractor fan, full size dishwasher, one and three quarter bowl sink and drainer with mixer tap. Ideal combi boiler. Skimmed walls and ceilings. Smoke detector. Radiator. Grey laminate effect flooring. Small UPVC double glazed window to side elevation.

Downstairs wc 5'7" x 3'0" (1.70m x 0.91m)

Tiled flooring. Papered and skimmed walls. UPVC double glazed window to rear elevation. WC. Small wash hand basin. Pendant lighting.

First Floor

Upstairs Hallway 9'10" x 19'6" (3.00m x 5.94m)

Large carpeted hallway. Dado rails. Skimmed walls. Coved and artexed ceiling. Two pendant lights. Radiator.

Bedroom One 15'11" x 14'10" (4.85m x 4.52m)

A large master bedroom with carpeted flooring. Skimmed walls and artexed ceilings. Attic hatch in ceiling. Two UPVC double glazed windows to front elevation and two UPVC double glazed windows to side elevation. Pendant lighting.

Bedroom Two 9'5" x 11'0" (2.87m x 3.35m)

A double bedroom with carpeted flooring. Skimmed walls and artexed ceilings. Two UPVC double glazed windows to side elevation. Pendant lighting.

Bedroom Three 9'5" x 8'10" (2.87m x 2.69m)

A single bedroom with carpeted flooring. Skimmed and papered walls and artexed ceilings. Radiator. UPVC double glazed windows to side elevation. Pendant lighting.

Bedroom Four 7'1" x 11'3" (2.16m x 3.43m)

A further double bedroom with laminate effect flooring. Skimmed and papered walls and artexed ceilings. Radiator. UPVC double glazed window to rear elevation. Pendant lighting.

Bathroom 8'9" x 9'7" (2.67m x 2.92m)

A large family bathroom with laminate effect flooring. Half tiled walls, skimmed above. P shaped bath with shower above. Large wash hand basin with storage drawers below. Towel radiator. Two small UPVC double glazed windows to side and rear elevation. Extractor fan.

Outside

Enclosed courtyard lawned garden to the front. Enclosed rear garden with artificial grass.

Services

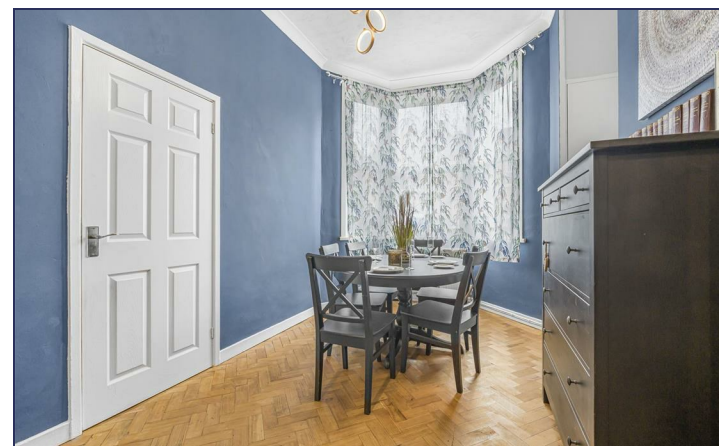
Mains gas, electricity, water and drainage.

A new Ideal combi boiler was installed in February 2025.

Directions

From our office on Caerphilly Road, head south on the A469. turn left onto the A48 slip road, at Gabalfa Interchange take the 4th exit onto Western Avenue.

Once on Western Avenue turn left onto Mill Lane, then left onto Cardiff Road, continue straight onto Llandaff Road, turn left onto Romilly Crescent, continue onto Wyndham Crescent and your destination will be on the right.



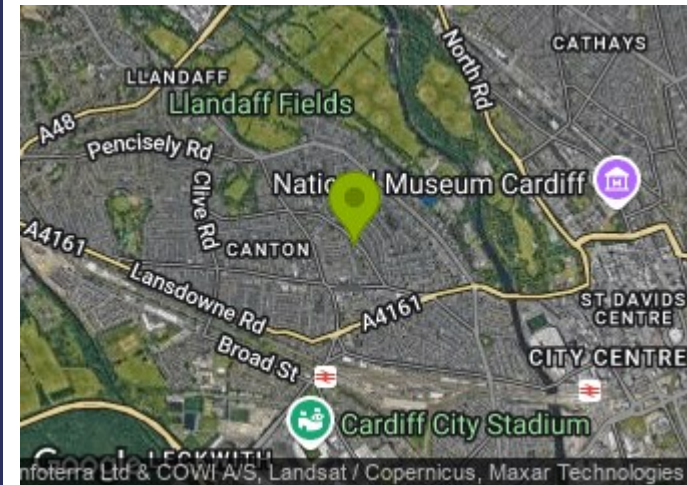
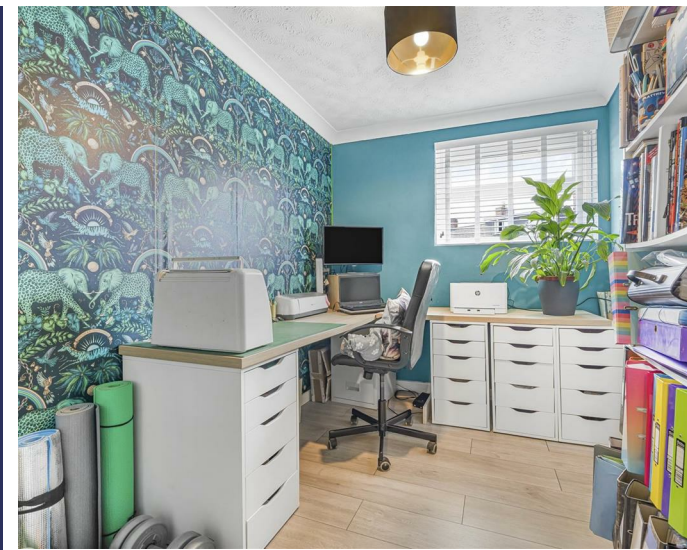




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GROSS INTERNAL AREA
FLOOR 1 695 sq.ft. FLOOR 2 681 sq.ft.
TOTAL: 1,375 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

Matterport



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

