









welcome to

Sir Walter Mews, Cardiff

A contemporary mews Pied-a-Terre is located in the heart of Pontcanna. Perfect for those who frequently travel to the city, young professionals or those looking to downsize. A stylish townhouse, thoughtfully considered, well appointed and offering its own private parking space.

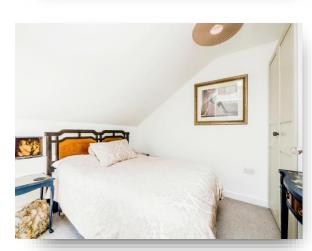












Open Plan Lounge / Kitchen

23' 4" max x 14' 4" max (7.11m max x 4.37m max)
Composite door to front, double glazed patio door to front, inset lights and stairs to first floor. Kitchen is fully fitted with wall and base unit, quartz work tops, breakfast bar, integral oven and hob, circular hood, washing machine, dishwasher and fridge / freezer, sink and drainer, glass splash back, door to cloakroom and court yard.

Cloakroom

WC, wash hand basin and obscured double glazed window to rear.

Landing

Access to loft, double glazed window to rear, airing cupboard and banister rail with feature glass panel.

Bedroom One

12' 2" $\max x$ 8' 1" \max (3.71m $\max x$ 2.46m \max) Double glazed window to front and radiator.

Bedroom Two

10' 1" $\max x$ 8' $\max (3.07m \max x 2.44m \max)$ Double glazed window to side, radiator and two wardrobes.

Shower Room

Double shower cubical, WC, wash hand basin, radiator and obscured double glazed window to front, mostly tiled and built in alcoves.

Front Courtyard

Paved parking space, path to front, astro turf, partially enclosed with bespoke fencing, detached shed and outside light.

Rear Courtyard

Brick paved court yard, enclosed with fencing and walls and a pebbled area.





welcome to

Sir Walter Mews, Cardiff

- Two bedroom semi-detached Mews
- Located in a tranquil cul-de-sac
- Paved parking space
- Superb open plan living room & kitchen with Quartz work top
- Council Tax Band E. NO CHAIN!

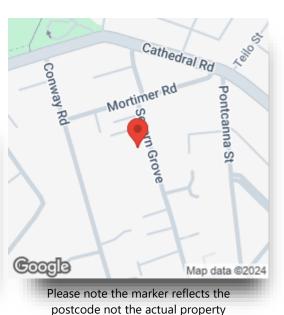
Tenure: Freehold EPC Rating: B

£375,000









view this property online allenandharris.co.uk/Property/CRP107507



Property Ref: CRP107507 - 0016 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



allen & harris

029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF, South Glamorgan, CF11 9PN



allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.