



60 Wyndham Crescent,  
Canton, Cardiff  
CF11 9EH

Asking Price £295,000  
House - End Terrace  
3 Bedrooms

Tenure - Freehold

Floor Area - 1506.00 sq ft

Current EPC Rating - D56

Potential EPC Rating - B81

A well-presented three bedroom, Victorian terrace ideally located on Wyndham Crescent in Pontcanna. Pontcanna and Canton high streets are a short walk away with an array of shops, delis, boutiques, cafes, fantastic restaurants and welcoming pubs. The nearby Pontcanna fields, Bute Park, Sophia Gardens and picturesque Taff Trail provide excellent outdoor recreational spaces. The property benefits from a modern combination boiler and valid gas and electrical safety certificates. This is an ideal first time buyer or investor opportunity. The property briefly comprises, internal porch, hallway, three reception rooms and kitchen to the ground floor. To the first floor, there are three bedrooms and bathroom. To the rear, there is a charming walled rear garden with side access. Viewings are recommended. To be sold with no onward chain.

#### ENTRANCE

1.06m x 6.49m (3'5" x 21'3")

Via UPVC front door to internal porch. Glazed door to hallway with laminate flooring, painted walls, papered ceiling and radiator panel. Doors to all rooms, under stair cupboard and stairs to the first floor.

#### LOUNGE

3.89m x 3.45m (12'9" x 11'3")

Overlooking the front aspect of the property with carpeted floor, painted walls, texture ceiling and radiator with TRV. UPVC window with fitted blind and alcove seating.

#### SITTING ROOM

3.11m x 3.61m (10'2" x 11'10")

Overlooking the front aspect of the property with carpeted floor, painted walls, texture ceiling and radiator with TRV. UPVC window with fitted blind and alcove seating.

#### DINING ROOM

3.02m x 3.52m (9'10" x 11'6")

Overlooking the side aspect of the property with carpeted floor, painted walls, texture ceiling and radiator with TRV.

#### KITCHEN

3.02m x 2.27m (9'10" x 7'5")

A range of wall and base units with contrasting work surfaces. Stainless steel sink, electric hob, extractor over and electric oven. Integrated

washing machine. Tiled splash backs and linoleum flooring. UPVC door to side and UPVC window to rear aspect. Cupboard housing a Baxi combination boiler.

#### LANDING

Via carpeted staircase to split level landing. Doors to all rooms and loft hatch access.

#### BEDROOM ONE

5.04m x 3.38m (16'6" x 11'1")

Overlooking the front aspect with carpeted floor, painted walls, textured ceiling and radiator with TRV. Fitted wardrobes and two UPVC windows.

#### BEDROOM TWO

3.18m x 3.57m (10'5" x 11'8")

Overlooking the rear aspect with carpeted floor, painted walls, textured ceiling, radiator with TRV and UPVC window.

#### BEDROOM THREE

1.77m x 2.95m (5'9" x 9'8")

Carpeted floor, painted walls, textured ceiling and radiator with TRV. Fitted wardrobes and window to side elevation.

#### BATHROOM

1.13m x 4.21m (3'8" x 13'9")

Fully tiled three piece suite with low level WC, pedestal wash hand basin, panelled bath with electric shower over and glazed shower screen. Chrome towel radiator and UPVC window to rear aspect.

#### OUTSIDE

##### FRONT

Permit parking to the front.

##### REAR

A low maintenance rear garden with paved patio area and side gate access. Original stone built perimeters and washing line.

#### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### COUNCIL TAX

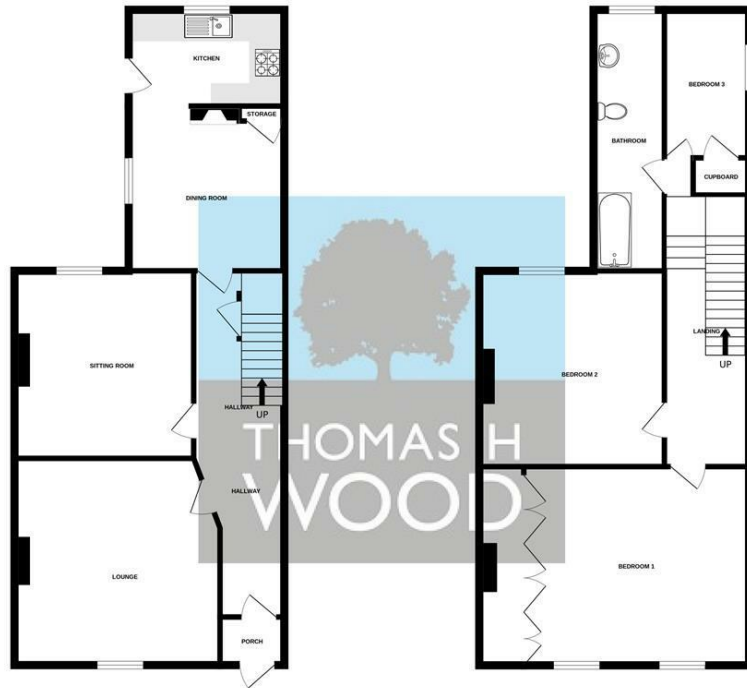
Band E





GROUND FLOOR  
69.8 sq.m. (751 sq.ft.) approx.

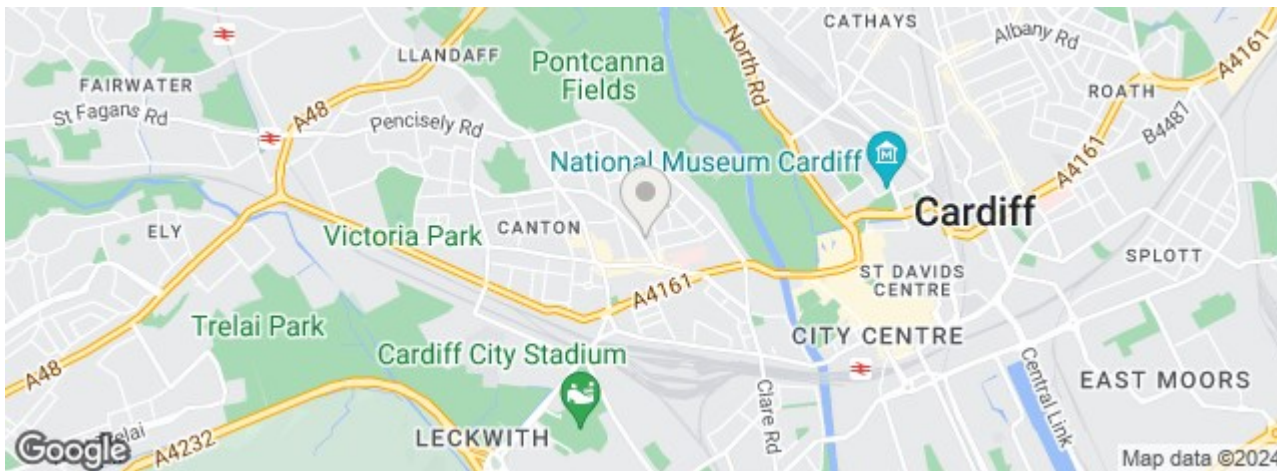
1ST FLOOR  
70.1 sq.m. (754 sq.ft.) approx.



3 BED MID TERRACE

TOTAL FLOOR AREA : 139.9 sq.m. (1506 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	