

16 Dogo Street,  
Pontcanna, Cardiff  
CF11 9JJ

Asking Price £800,000  
House - Terraced  
5 Bedrooms



Thomas H Wood are pleased to offer for sale this substantial and beautifully presented, mid terrace, five bedroom family residence situated in the heart of Pontcanna. The current owners have transformed the property throughout their ownership with extensions to the side return and rear to create a spacious open plan kitchen and dining area, plus a loft conversion to create a master bedroom with shower and WC. The property benefits from many period features to include, sliding sash windows, stripped floors, cast iron fireplaces and terrazzo tiled floor. Furthermore, the property benefits from a rebuilt double garage that would suit conversion to a home office or gym, modern Worcester combination boiler and underfloor heating to the kitchen, dining area, utility room and bathroom. Ideally located on Dogo Street and adjacent to Pontcanna fields and the parade of shops, eateries and public houses that serve this vibrant suburb of Cardiff. This exceptional home briefly comprises; lounge/sitting room, open plan kitchen and dining area, utility room and bespoke under stair cupboards to the ground floor. To the first floor, there are three double bedrooms, a single bedroom that is currently being used as a study and a family bathroom. To the second floor, there is further double bedroom with eaves storage and shower room with WC. Viewings are strongly recommended to appreciate the generous room sizes, high ceilings and excellent location.

**STORM PORCH**

With terrazzo tiled floor and original tiles to dado height.

**ENTRANCE HALLWAY**

Via hardwood front door, leading a spacious entrance hallway with terrazzo tiled floor, painted and papered walls with dado rail and original ornate cornicing. Bespoke under stairs storage. Cloak area and stairs to first floor, plus doors to all rooms.

**LOUNGE/SITTINGROOM**

26'6" x 12'2"

A bright and spacious, reception room with bay sash window with leaded inserts to front aspect. Stripped and varnished floorboards and feature fireplace with cast iron grate, tiled hearth and oak surround. Painted and papered walls and ornate coving. Radiators with TRV and French doors to external courtyard seating area



Tenure - Freehold

Floor Area - 1887.00 sq ft

Current EPC Rating - D62

Potential EPC Rating - C78

#### UTILITY ROOM WITH WC

4'7" x 6'5"

A valuable space with a range of wall and base units and stainless steel sink. Space and plumbing for washing machine. Low level WC. Tiled floor with underfloor heating. UPVC window to side aspect.

#### KITCHEN

18'9" x 23'11"

A beautifully appointed, open plan kitchen with quartz worksurfaces and breakfast bar with undercounter seating. Inset sink with 'hot water' tap, integrated dishwasher, space for range cooker, wine fridge and American size fridge freezer. Pendant lighting and spotlights. Remote controlled Velux windows above the oven, UPVC window to courtyard and UPVC bi folding doors to the rear garden. Tiled floor with underfloor heating and a modern, fitted 'Welsh dresser' with a range of storage options complete this stunning kitchen.

#### DINING AREA

7'11" x 9'7"

Open plan to the kitchen and overlooking the rear garden. Benefiting from an abundance of light due to the full height glazing, French doors and Velux windows. Ample space for a sizeable dining table and chairs. Spotlights to the sloping ceiling and tiled floor with underfloor heating.

#### FIRST FLOOR

Via carpeted staircase, leading to a split level landing. Access to loft area. Painted walls with dado rail. Doors to all rooms and stairs to second floor.

#### BEDROOM ONE

16'6" x 14'4"

Overlooking the front aspect of the property, this sizeable bedroom has stripped and varnished floor, feature fire place, bay sash window and a second sash window with fitted blinds. Fitted wardrobes along one side.

#### BEDROOM TWO

12'0" x 10'4"

Overlooking the side aspect of the property with carpeted floor, painted walls and smooth ceiling. Feature fireplace, UPVC window to side, radiator with TRV.

#### BEDROOM FOUR

10'5" x 10'2"

Overlooking the rear aspect to the property with carpeted floor, painted walls, papered feature wall and smooth ceiling. Feature fireplace, UPVC window and radiator with TRV.

#### BEDROOM FIVE

6'11" x 6'0"

Currently used as an office but comfortably accommodates a single bed. Recess cupboard with wall mounted Worcester combination boiler and

shelving under. Stripped and varnished floor. UPVC window to side and radiator with TRV.

#### FAMILY BATHROOM

7'4" x 6'11"

With panelled bath, chrome taps and mixer shower. Tiled enclosure and shower screen. Vanity wash hand basin and chrome mixer tap. Enclosed WC. Two UPVC windows. Tiled floor with under floor heating and traditional tiled radiator.

#### SECOND FLOOR

Via carpeted staircase to;

#### MASTER BEDROOM

13'7" x 18'2"

With delightful views across the City via the Velux windows. A comfortable double bedroom with carpeted floor, painted walls, radiator with TRV and eaves storage. Door to;

#### SHOWER ROOM

2'11" x 8'3"

A fully tiled enclosure with chrome mixer shower and thermostatic controls. Low level WC, wall mounted wash hand basin with chrome mixer tap and Velux window.

#### OUTSIDE

##### FRONT

A low maintenance forecourt garden with decorative gravel, dwarf wall with wrought iron fence and gate. Tiled pathway to front door.

##### REAR

Access via the bi folding and French doors that lead to the low maintenance garden and patio area. Benefiting from a sunny aspect, external power and rebuilt double garage.

#### GARAGE

15'5" x 14'11"

Accessed via the garden and the rear lane. With remote controlled roller shutter door and power. UPVC windows and door to garden. The garage offers superb potential to convert this to a home office or gym, subject to the relevant permissions.

#### TENURE

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

#### COUNCIL TAX

Band G

#### EPC

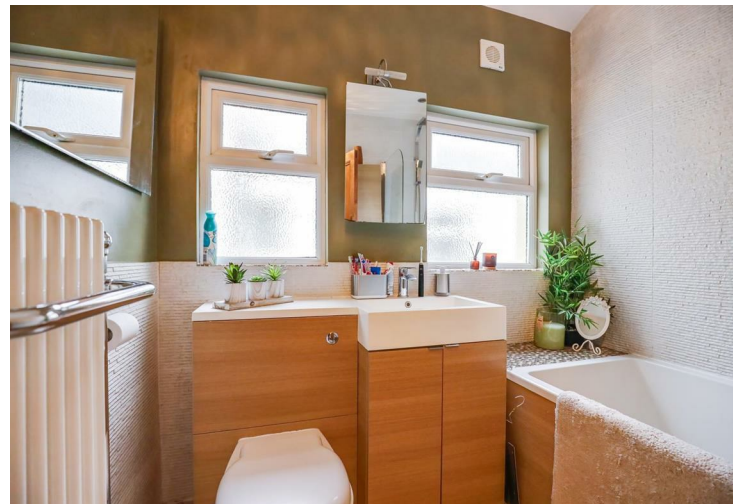
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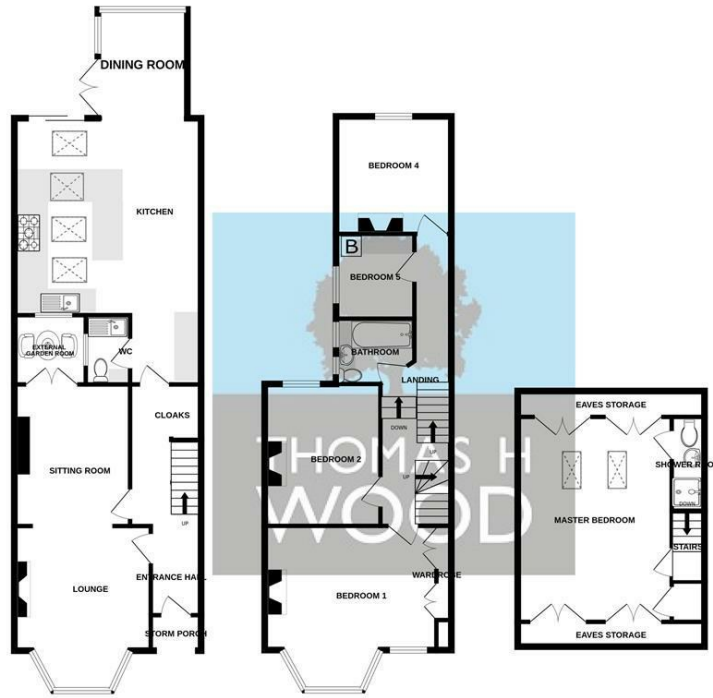




GROUND FLOOR  
81.1 sq.m. (872 sq.ft.) approx.

1ST FLOOR  
59.4 sq.m. (639 sq.ft.) approx.

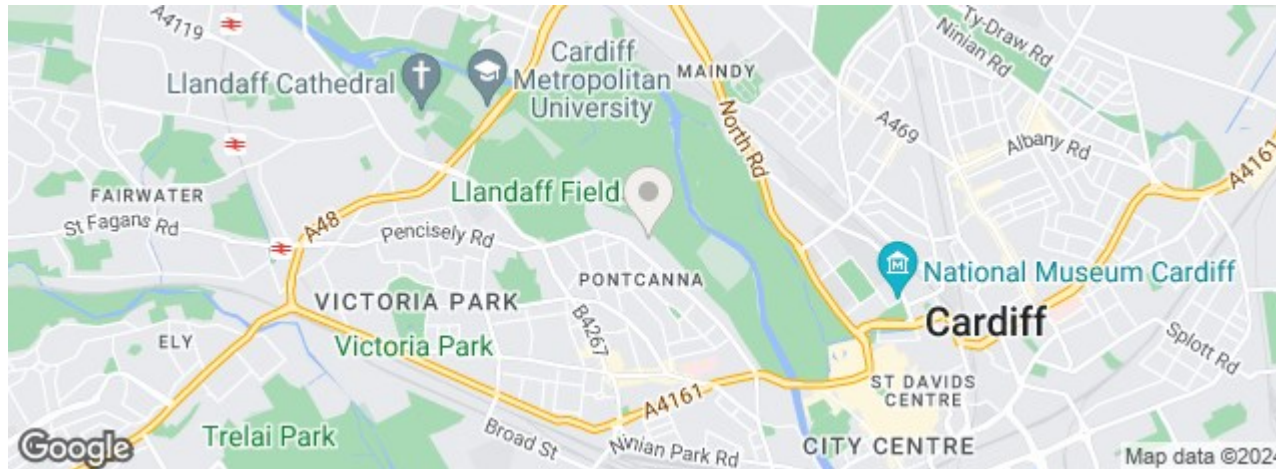
2ND FLOOR  
34.9 sq.m. (375 sq.ft.) approx.



MID TERRACE - EXTENDED

TOTAL FLOOR AREA : 175.3 sq.m. (1887 sq.ft.) approx.

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 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	