



Iestynian Avenue

| Pontcanna | CF11 9HU

IESTYNIAN AVENUE

Guide Price £300,000



A superbly presented terraced home occupying a great location on the popular Iestynian Avenue. Situated in the heart of Pontcanna, this property offers the best of both worlds - a peaceful residential area with easy access to the vibrant city life.

The ground floor offers an open plan living/dining room, kitchen, utility and a bathroom. The first floor hosts two double bedrooms. A rear courtyard garden completes the accommodation.

This property represents a wonderful opportunity to get a foot on the ladder in one of Cardiff's most popular suburbs. Book a viewing today and take the first step towards finding your dream home in this wonderful location.

Please call our Hern and Crabtree Pontcanna office for more information.

Entrance

Enter via a traditional wooden glazed door to the front elevation with window over.

Living/Dining Room

26'6" max x 9'6" max

Open plan living and dining room. Double glazed window to the front elevation. Wooden glazed door leading to the garden. Cast iron fireplace with wooden surround and slate mantelpiece. Wooden laminate flooring. Two radiators. Stairs rising up to the first floor.

Kitchen

7'5" max x 9'1" max

Double glazed window to the side elevation. Wall and base units with worktops over. Space for gas cooker with tiled splashback and cooker hood over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated full length dishwasher. Tiled flooring.

Utility

Gas combination boiler. Plumbing for washing machine. Space for condenser dryer.

Bathroom

7'5" max x 5'5" max

Double glazed obscure window to the side elevation. W/c and wash hand basin. Bath. Shower quadrant. Part tiled walls. Tiled flooring. Heated towel rail.

Landing

Stairs rise up from the dining area. Loft access hatch.

Bedroom One

13'5" max x 9'3" max

Two double glazed windows to the front elevation. Cast iron feature fireplace. Radiator. Wooden flooring.

Bedroom Two

9'8" max x 10'2" max

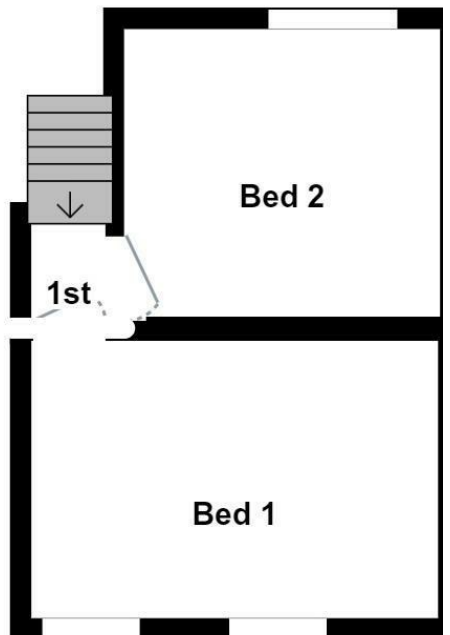
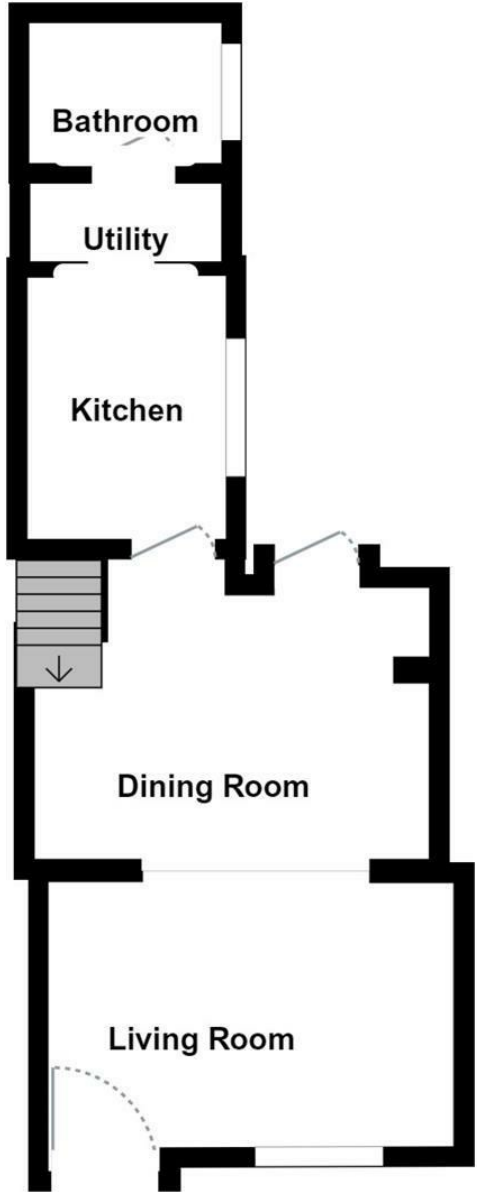
Double glazed window to the rear elevation. Cast iron feature fireplace. Radiator. Wooden flooring.

Garden

Enclosed rear courtyard garden. Stone chippings. Purpose built storage.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.