



Wyndham Road, £325,000

- Council Tax Band - E
- Three Bedrooms
- Two Reception Rooms
- NO CHAIN
- Located in Pontcanna
- EPC Rating: D



 3  1  2



About the property

Located in the very popular and sought after area of Pontcanna is this three bedroom mid-terrace property that would make a PERFECT starter home and is being sold with NO ON GOING CHAIN! This property is within close walking distance to Canton High Street and Pontcanna High Streets that house local shops, restaurants, pubs and transport links! The property is also within close proximity to Sophia Gardens, Cardiff City Centre, Principality Stadium and Cardiff Arms Park. Internally the property comprises entrance hall, lounge, dining room, kitchen and a downstairs bathroom. To the first floor are three bedrooms. To the rear of the property is an enclosed low maintenance garden. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

Entrance Porch

Hallway

Lounge

11' 5" max plus bay x 10' 8" (3.48m max plus bay x 3.25m)

Dining Room

12' max x 9' 5" max (3.66m max x 2.87m max)

Kitchen

8' 6" max x 11' 2" max (2.59m max x 3.40m max)



Bathroom

Landing

Master Bedroom

10' 4" max x 15' 3" max (3.15m max x 4.65m max)

Bedroom Two

11' 3" max x 8' 6" max (3.43m max x 2.59m max)

Bedroom Three

12' 1" max x 9' 7" max (3.68m max x 2.92m max)

Rear Garden

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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