



KEY
EXECUTIVE
SALES

£750,000

, Ryder Street, Pontcanna, Cardiff CF11 9BS



- Gorgeously restored 5 Bedroom Property
- High ceilings with beautiful original cornice
- Open plan kitchen with breakfast bar
- Feature marble fireplace in ground floor lounge and dining room
- Three Luxury Bathrooms
- Original Victorian tiled entrance hallway
- Immaculately presented throughout
- Allocated parking behind electric roller shutter from side lane
- 2222 Sq ft
- Fully refurbished basement ideal as home office or children play room



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Key Executive Sales proudly presents this exceptional Victorian home, situated on one of Pontcanna’s most renowned streets. This exquisite Victorian residence boasts a classic bath stone bay-fronted design and is beautifully presented and immaculate throughout. The main level encompasses an inviting original tiled entrance hall, a front lounge with a bay window and exquisite marble fireplace and an expansive second reception/dining area, and an impressive kitchen/diner featuring a side bay window and patio doors that open to the rear garden.

The rear garden also offers allocated parking behind an electric shutter doors of the rear ally way.

Adding to the allure of this property is the basement level, which provides additional living space comprising a comfortable sitting room and a convenient WC. Ascending to the first floor, you'll discover three generously proportioned double bedrooms, accompanied by a family bathroom adorned with a charming roll-top bath. Continuing upwards to the second floor, two more bedrooms await, accompanied by a well-appointed shower room with WC.

Entrance Porch -

Hallway - 1.69m x 6.60m widest (5'6" x 21'7" widest) -

Bay Fronted Living Room - 3.74m x 4.45m into bay (12'3" x 14'7" into bay) -

Dining Room - 3.31m x 3.68m (10'10" x 12'0") -

Open Plan Kitchen / Living Area - 8.84m x 4.06m (29'0" x 13'3") -

To The Lower Level -

Basement Room - 3.80m x 4.48m (12'5" x 14'8") -

Downstairs Wc - 2.48m x 1.18m (8'1" x 3'10") -

To The First Floor -

Master Bedroom - 5.11m x 4.45m (16'9" x 14'7") -

Bedroom Two - 3.34m x 3.68m (10'11" x 12'0") -

Family Bathroom - 2.28m x 4.62m (7'5" x 15'1") -

Bedroom Three - 3.28m x 3m (10'9" x 9'10") -

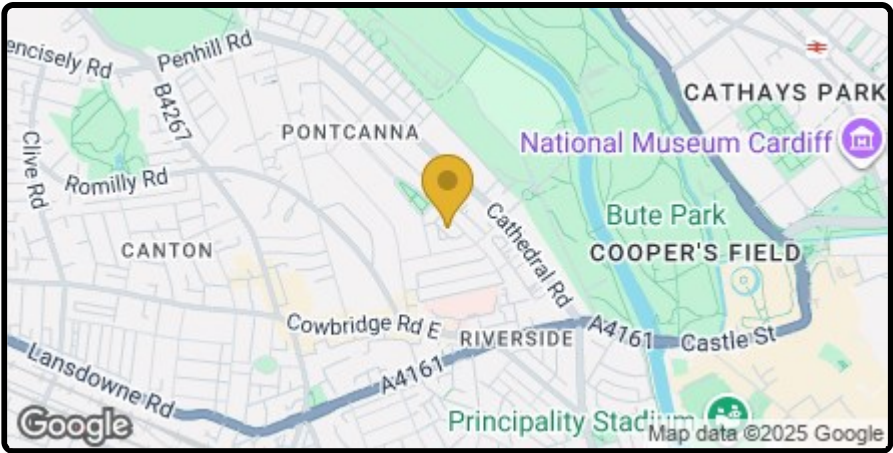
To The Second Floor -

Bedroom Four - 3.32m x 2.19m (10'10" x 7'2") -

Bathroom Two - 2.05m x 1.42m (6'8" x 4'7") -

Bedroom Five - 5.11m x 3.64m (16'9" x 11'11") - Currently used as a walk in wardrobe.

Garden - Sun trap and low maintenance garden



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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Total Area: 206.4 m² ... 2222 ft²

All measurements are approximate and for display purposes only