

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WYNDHAM ROAD
PONTCANNA

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PONTCANNA, CF11 9EL - £320,000

Located on this very popular road close to the fabulous attractions of the Pontcanna area, including excellent restaurants, pavement cafe's, public houses, specialist shops as well as the Kings Yard Saturday Market. In the other direction you have The Chapter Arts Centre, the Corp market and Street food yard as well as high street shops and eateries. This Victorian bay fronted house comprises entrance hall, double length living room, kitchen, utility room, two bedrooms and bathroom. West facing rear patio garden. Gas central heating. Good improvement potential.

 2 bedroom(s)  1 bathroom(s)  911.00 sq ft

ENTRANCE HALL

LOUNGE/DINING ROOM

LOUNGE

3.48m x 3.99m (11'5 x 13'1)

DINING AREA

2.82m x 3.61m (9'3 x 11'10)

KITCHEN

2.84m x 2.67m (9'4 x 8'9)

UTILITY ROOM

1.73m x 1.50m (5'8 x 4'11)

FIRST FLOOR LANDING

BEDROOM 1

4.52m x 3.40m (14'10 x 11'2)

BEDROOM 2

2.90m x 3.05m (9'6 x 10'0)

BATHROOM

2.67m x 2.57m (8'9 x 8'5)

OUTSIDE

Front forecourt. West facing rear patio garden.

TENURE

It is understood that the property is Freehold. You are advised to have your legal representative check and confirm this information.


COUNCIL TAX

Band E

EPC RATING

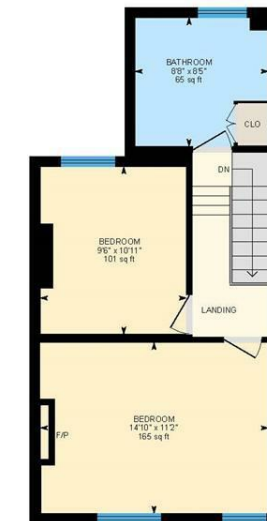
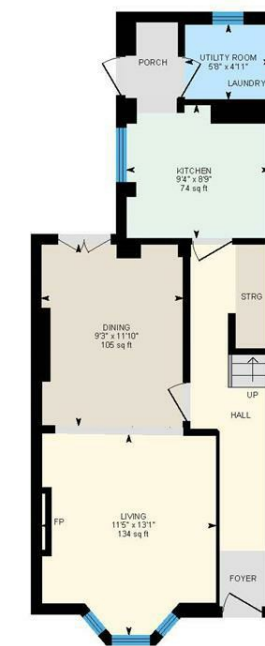
D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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 

31 Wyndham Rd, Pontcanna, CRF

Main Building: Total Interior Area: 910.59 sq ft



0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.