

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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TEILO STREET  
PONTCANNA

# TEILO STREET

PONTCANNA, CF11 9JN - £750,000

A charming four bedroom house located on a popular street in Pontcanna. Comprising of four bedroom, two receptions with an extended kitchen/family dining area. The property has a bathroom as well as a ground floor shower room. In the garden is an office with underfloor heating. Viewing recommended.



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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

4 bedroom(s) 2 bathroom(s) 1779.00 sq ft

## HALLWAY

## LIVING ROOM

4.67m x 3.73m (15'4" x 12'3")

## SITTING ROOM

4.17m x 3.20m (13'8" x 10'6")

## BEDROOM

5.05m x 4.93m (16'7" x 16'2")

## UTILITY ROOM

## SHOWER ROOM

1.70m x 1.37m (5'7" x 4'6")

## KITCHEN

5.13m x 3.20m (16'10" x 10'6")

## DINING AREA

3.20m x 1.85m (10'6" x 6'1")

## FAMILY ROOM

3.07m x 3.05m (10'1" x 10')

## LANDING

## MASTER BEDROOM

5.11m x 4.72m (16'9" x 15'6")

## BEDROOM

3.89m x 3.25m (12'9" x 10'8")

## W.C

## BATHROOM

4.04m x 2.21m (13'3" x 7'3")

## BEDROOM

4.50m x 3.28m (14'9" x 10'9")

## GARDEN OFFICE

To the rear of the garden is a quality, purpose built office with wooden cladding, a pitched roof and double glazed windows and French doors. There is power, lighting and under floor electric heating in this area and is currently used as a home office. There is an ethernet cable running directly from the main house into the broadband router. To the side is a separate door which opens to reveal a garden storage area.

## REAR GARDEN

An attractive and low maintenance rear garden with stone wall and wooden fenced boundaries. There is a slate patio giving way to an area laid with artificial grass.

## TENURE

We have been advised by our seller client that the property is Freehold. Please check the tenure with your legal representative.

## COUNCIL TAX

Band G

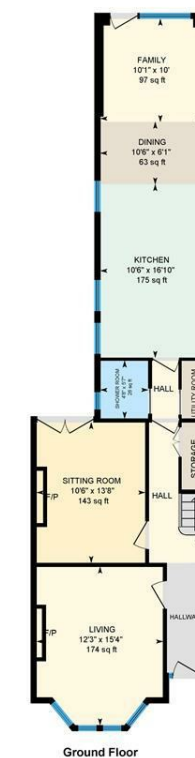
## EPC

Rating D



## Teilo St, Pontcanna, CRF

Main Building: Total Interior Area 1779.34 sq ft



Ground Floor



1st Floor



2nd Floor



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.