

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WYNDHAM ROAD  
PONTCANNA






# WYNDHAM ROAD

PONTCANNA, CF11 9EJ - £500,000

JeffreyRoss are proud to bring to the market this rare and impressive double fronted family home in the hearty of Pontcanna. The property briefly compromises central entrance hallway with doors to bay fronted living, large utility room, downstairs WC, open plan bay fronted dining room and kitchen with double doors on to a South East facing garden. The garden further benefits a summer house with its own log burner and power point, perfect if you work from home. To the first floor are three double bedrooms and family stunning family bathroom. The property further benefits a large loft which offers great potential for extension.

Take a look around our interactive Virtual tour for a closer look.

 3 bedroom(s)  1 bathroom(s)  1315.00 sq ft

## ENTRANCE HALLWAY

**BAY FRONTED LIVING ROOM**  
3.61m x 4.01m (11'10" x 13'1")

**UTILITY ROOM**  
3.10m x 3.26m (10'2" x 10'8")

**BAY FRONTED DINING ROOM**  
3.29m x 3.88m (10'9" x 12'8")

**KITCHEN AREA**  
3.10m x 3.55m (10'2" x 11'7")

## WC

## TO THE FIRST FLOOR

**LANDING**  
Large picture window, loft access and doors to all bedrooms and bathroom.

**BEDROOM ONE**  
4.52m x 3.29m (14'9" x 10'9")

**BEDROOM TWO**  
4.06m x 3.25m (13'3" x 10'7")

**BEDROOM THREE**  
3.09m x 3.26m (10'1" x 10'8")

**BATHROOM**  
3.10m x 3.26m (10'2" x 10'8")


**GARDEN**  
Mature garden to the rear with shrub borders, pond, side access, bike storage and summer house. A solar panel powers the summer house.

**TENURE**  
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX**  
Band E

**PARKING**  
Permit Parking to the front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</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 Wyndham Rd, Canton, CRF

Main Building: Interior Area: 1180.37 sq ft



Ground Floor



1st 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.