

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



DOGO STREET
PONTCANNA



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALLWAY

LOUNGE/FAMILY ROOM

7.92m; 1.83m max x 3.73m into recess max (26;6" max x 12'3" into recess max)

INTERNAL GARDEN ROOM

UTILITY CLOAKROOM

KITCHEN

7.32m x 5.72m (24' x 18'9")

DINING AREA

2.92m x 2.44m (9'7" x 8')

LANDING

BEDROOM

5.03m x 4.37m (16'6" x 14'4")

BEDROOM

3.66m x 3.18m (12' x 10'5")

BEDROOM

2.13m x 1.83m (7' x 6')

BEDROOM

3.18m max x 3.10m max (10'5" max x 10'2" max)

FAMILY BATHROOM

2.24m x 2.13m (7'4" x 7')

MASTER BEDROOM

5.54m x 4.45m (18'2" x 14'7")

EN-SUITE

REAR GARDEN

An attractive rear garden enclosed with stone walls and coloured slate patio seating area. Access to the detached garage via a set of UPVC double glazed French doors.

DOUBLE GARAGE

4.70m x 4.57m (15'5" x 15')

A generous size double garage accessed via the rear lane and has passive infra red remote controlled roller shutter style door. UPVC double glazed windows and French doors overlook the rear garden.

TENURE

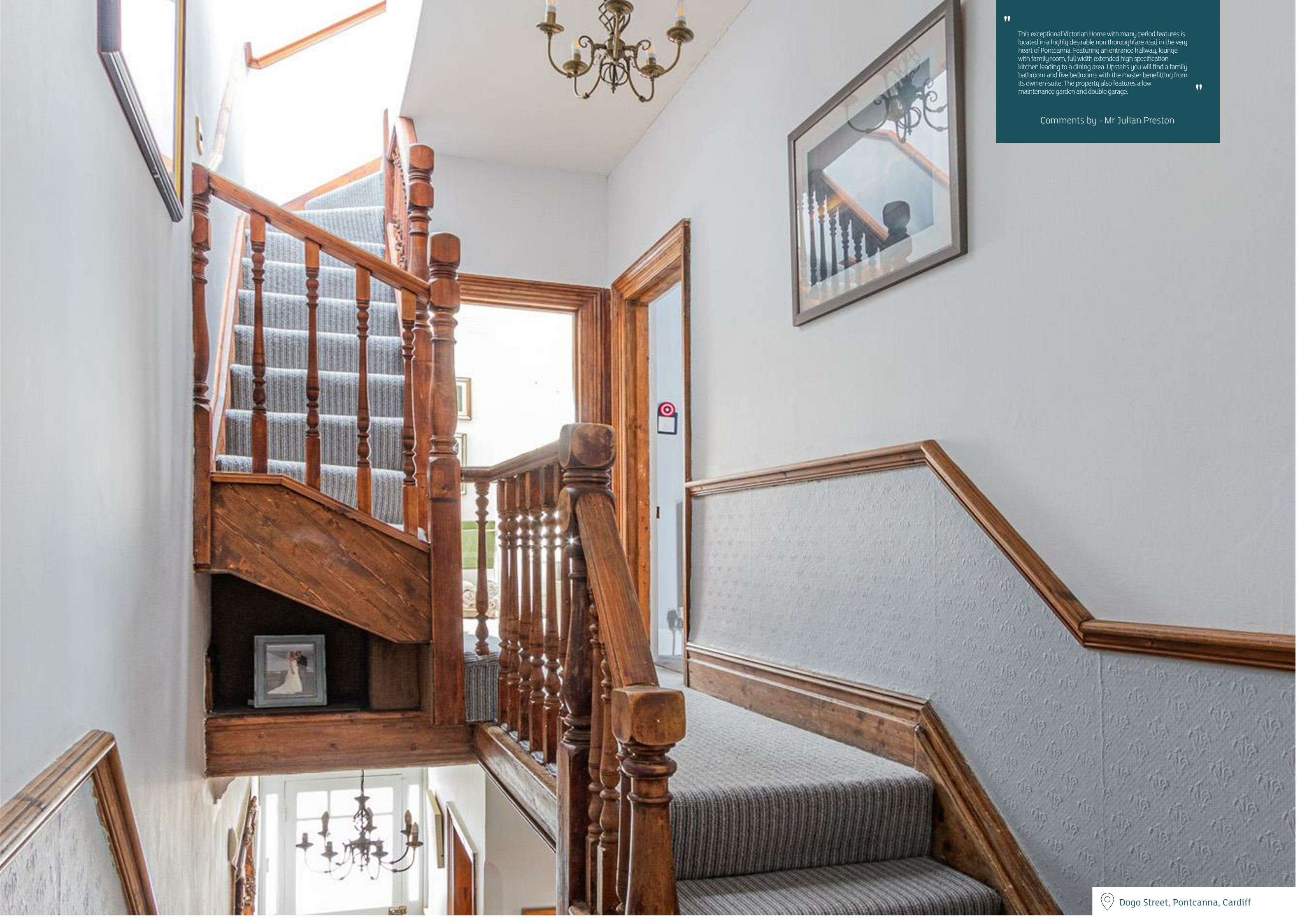
We have been advised by our seller client that the property is freehold you should verify this with your solicitor.

COUNCIL TAX

Band G

EPC

Rated D



“ This exceptional Victorian Home with many period features is located in a highly desirable non thoroughfare road in the very heart of Pontcanna. Featuring an entrance hallway, lounge with family room, full width extended high specification kitchen leading to a dining area. Upstairs you will find a family bathroom and five bedrooms with the master benefitting from its own en-suite. The property also features a low maintenance garden and double garage. ”

Comments by - Mr Julian Preston



DOGO STREET
 PONTCANNA, CF11 9JJ - £775,000

5 bedrooms 2 bathroom(s) 1464.00 sq ft

A stunning Victorian mid terrace house with period features and offering some 1464 Sqft of family size living space over three floors. Ground floor accommodation comprises of an entrance hallway, lounge/family room with an internal garden room, utility cloakroom, well appointed full width kitchen with dining area. The first floor has four bedrooms & a family bathroom. The loft has been converted and features a master bedroom with its own en-suite. Other features of this well presented home include a stone wall enclosed rear garden with a good size garage to the rear.

PROPERTY SPECIALIST

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