

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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DOGO STREET  
PONTCANNA

# DOGO STREET

PONTCANNA, CF11 9JJ - £750,000

A stunning Victorian mid terrace house with period features and offering some 1464 Sqft of family size living space over three floors. Ground floor accomodation 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.

5 bedroom(s) 2 bathroom(s) 1464.00 sq ft

**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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	

