

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PONTCANNA PLACE  
PONTCANNA





**ENTRANCE HALLWAY**  
4.10m x 0.89m (13'5" x 2'11")

**OPEN PLAN LIVING / DINING ROOM**  
4.17m x 7.34m (13'8" x 24'0")

**KITCHEN**  
2.59m x 4.62m (8'5" x 15'1")

**DOWNSTAIRS WC**  
0.87m x 1.71m (2'10" x 5'7")

**TO THE FIRST FLOOR**

**BEDROOM ONE**  
4.16m x 3.80m (13'7" x 12'5")

**BEDROOM TWO**  
3.17m x 2.39m (10'4" x 7'10")

**BEDROOM THREE**  
2.83m x 2.44m (9'3" x 8'0")

**BATHROOM**  
1.51m x 1.40m (4'11" x 4'7")

**SEPARATE WC**  
1.20m x 0.74m (3'11" x 2'5")

**GARDEN**  
Low maintenance rear garden mainly raised patio and mature boarders.

**TENURE**  
We are advised by the owners that the property is Freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX**  
Band - E










## PONTCANNA PLACE

PONTCANNA, CF11 9JY - £375,000

 3 Bedroom(s)  1 Bathroom(s)  926.00 sq ft

JeffreyRoss are pleased to bring to the market this impressively sized three bedroom terraced property on the popular Pontcanna Place in the heart of Pontcanna. The property briefly comprises entrance hallway, open plan living and dining room with a good size kitchen and downstairs WC. To the first floor are three bedrooms, 2 double bedrooms and a single third bedroom or home office. Upstairs further benefits a separate WC and separate shower room. To the rear is a well presented, low maintenance garden. To the front is permit parking. The property is offered with no onward chain and would make an ideal first time purchase given the potential this home offers.



### PROPERTY SPECIALIST

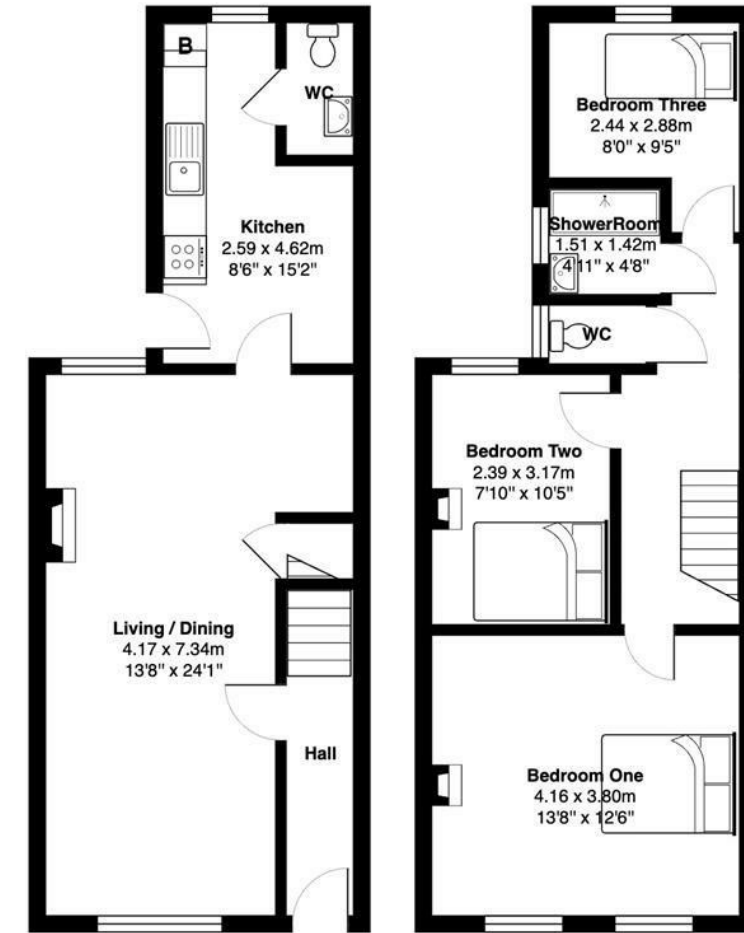
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Director







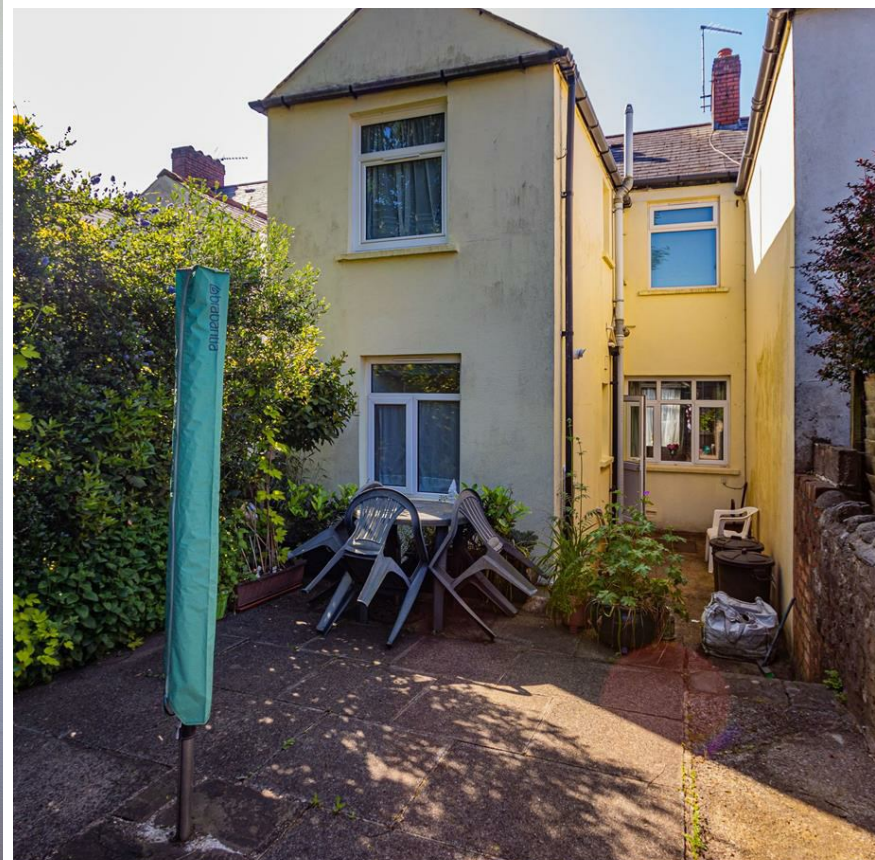
Pontcanna Place, Pontcanna, Cardiff



Pontcanna Place, Pontcanna, CF11 9JY

Total Area: 86.0 m<sup>2</sup> ... 926 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 