

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

Jeffrey Ross



TALBOT STREET  
PONTCANNA

# TALBOT STREET

PONTCANNA, CF11 9BW - £370,000

Discover modern living in this elegant 2 bedroom maisonette. With stylish interiors and ample natural light, this property offers a blend of comfort and sophistication. The sleek kitchen/diner boasts contemporary finishes, while the lounge offers a peaceful and spacious space. To the second floor are two well sized bedrooms and a family bathroom. Situated in a desirable location, this home provides convenience and charm.



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>	70	77
(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	

2 bedroom(s)
 1 bathroom(s)
 sq ft

## HALL

**KITCHEN**  
5.36m x 3.78m (17'7 x 12'5)

**LIVING ROOM**  
5.21m x 4.78m (17'1 x 15'8)

## LANDING

**BEDROOM**  
3.33m x 3.48m (10'11 x 11'5)

**BEDROOM**  
3.33m x 4.22m (10'11 x 13'10)

**BATHROOM**  
1.80m x 3.02m (5'11 x 9'11)

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

**COUNCIL TAX**  
Band C

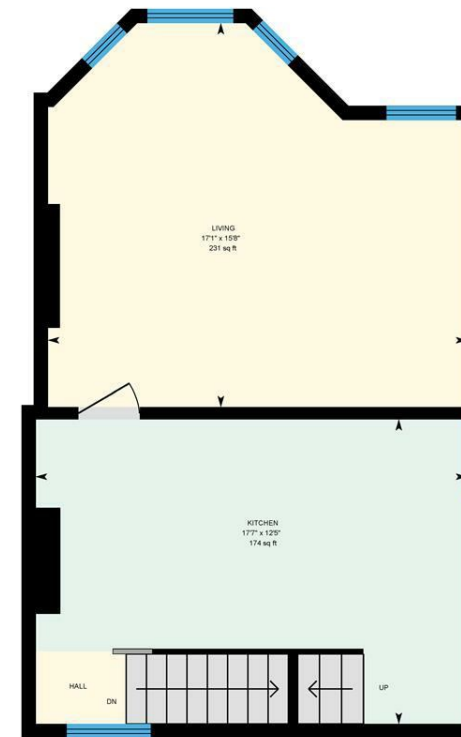
**CHARGES**  
Peppercorn ground rent  
Annual Building insurance  
Building maintenance split 50/50 as and when needed.

**LEASE DEATILS,**  
Approx 156 years remaining on the lease

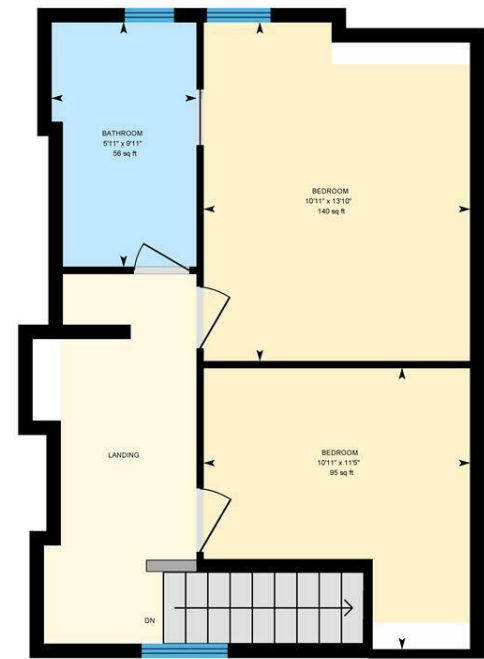


## Talbot St, Pontcanna, CRF

Main Building: Total Interior Area 883.86 sq ft



1st Floor Duplex



2nd Floor Duplex



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.