

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

Jeffrey Ross



TALBOT STREET
PONTCANNA

TALBOT STREET

PONTCANNA, CF11 9BW - £360,000

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) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

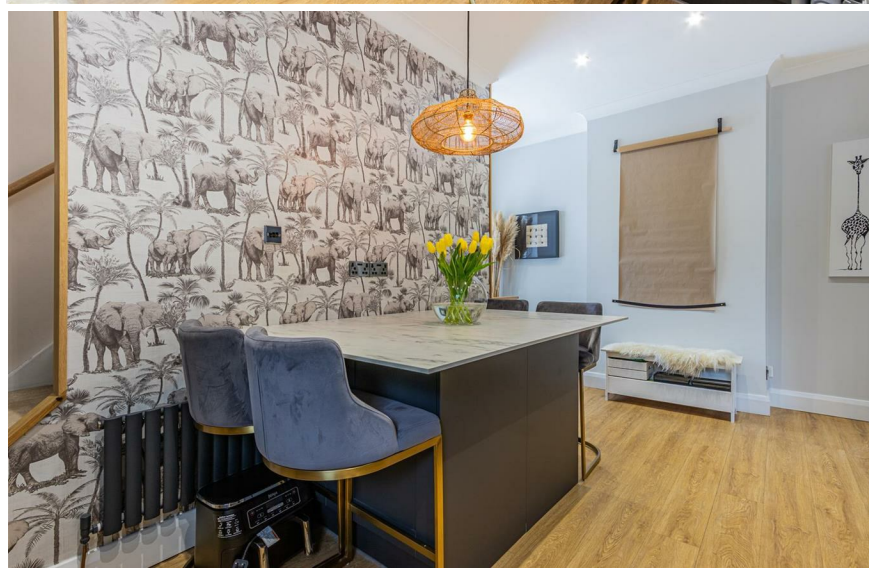
Band C

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



0 3 6 ft

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.