

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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TALBOT STREET  
PONTCANNA



# TALBOT STREET

PONTCANNA, CF11 9BW - £350,000

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) 883.86 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

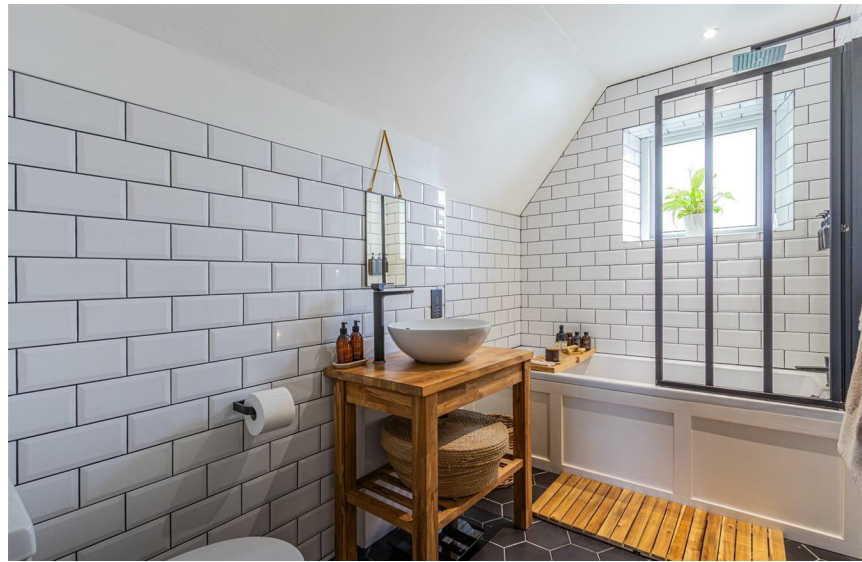
Band C

## 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.