

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



TALBOT STREET
PONTCANNA



ENTRANCE HALL

Entered from a covered entrance porch and benefiting from the original Victorian tiled flooring. Doors leading to, living room, dining room and kitchen/breakfast room.

LIVING ROOM

3.89m x 3.81m (12'9 x 12'6)

The primary reception room to the front of the property which benefits from the original slate fireplace and cast iron insert with tiled hearth. Stripped floorboards, built in alcove cupboards with shelving above. Original cornice. Hardwood double glazed bay window. Radiator.

DINING ROOM

3.23m x 3.66m (10'7 x 12)

Currently being used as a second sitting room which again benefits from the original slate fireplace with cast iron insert and tiled hearth. Original cornice. Carpeted flooring, hardwood double glazed window. Radiator

KITCHEN/ BREAKFAST

3.28m x 7.75m (10'9 x 25'5)

A spacious kitchen/breakfast room to the rear of the property with french doors to the side and rear.

The kitchen comprises of a range of base, eye level and full height units with contrasting solid wood work surfaces. Space for range cooker with extractor over. Space for washing machine and dishwasher. Stainless steel 1 1/2 bowl sink and drainer with mixer tap over. Tiled splash-backs, stripped floorboards. Double glazed hardwood french doors to the rear garden. Double glazed window to side. Cupboard housing the combination boiler.

Space for table and chairs with french doors to the side elevation. Radiator. Door to cellar.

TO THE FIRST FLOOR

LANDING

Carpeted flooring and doors leading to bedroom one, two, three and four plus family bathroom. Stairs leading to second floor.

BEDROOM ONE

5.18m x 3.48m (17' x 11'5)

A spacious master bedroom spanning the width of the property with wood double glazed bay window, fireplace with cast iron insert, original cornice and picture rail. Carpeted flooring. Alcove cupboard. Radiator.

BEDROOM TWO

3.35m x 3.99m (11 x 13'1)

A light second double bedroom, with original fireplace and double glazed window to the rear. Carpeted flooring. Alcove cupboard. Radiator.

BEDROOM THREE

3.28m x 2.72m (10'9 x 8'11)

To the rear of the property a third double bedroom with built in cupboard storage, double glazed wood window. Radiator

BEDROOM FOUR/STUDY

2.21m x 2.49m (7'3 x 8'2)

Currently being used as a study, but also a single bedroom to the side elevation. Double glazed window, carpeted flooring. Radiator.

FAMILY BATHROOM

Fitted with a large shower enclosure plus a separate bath. Low level WC and wash hand basin. Two double glazed windows to the side. Tiled walls and flooring.

TO THE SECOND FLOOR

BEDROOM FIVE

2.87m x 5.28m (9'5 x 17'4)

A beautiful additional double bedroom with two large roof lights and eaves storage. feature exposed brick chimney breast and Carpeted flooring. Radiator.

EN-SUITE




A fully tiled shower room comprising of shower enclosure, low level WC and wash hand basin. Towel Radiator. Roof Light.





TALBOT STREET

PONTCANNA, CF11 9BW - £650,000

 5 Bedroom(s)  2 Bathroom(s)  1699.00 sq ft

Jeffrey Ross are delighted to bring to the market this much improved traditional Pontcanna Victorian property. The property has been much improved by the current owners and now boasts five bedrooms and two bathrooms and comes with the added benefit of a rear access parking space. The property briefly comprises of to the ground floor: living room, dining room, kitchen/breakfast room and storage cellar. To the first floor are four bedrooms and the family bathroom, and to the second floor a further double bedroom with en-suite shower room. To the rear is a good size garden with Patio area and laid to lawn, mature planting, walled boundaries and a rear parking space with roller shutter door.

Council Tax Band: F

Contact Jeffrey Ross Pontcanna for further details
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PROPERTY SPECIALIST

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Valuer



Talbot Street
 Total Area: 1699 ft² ... 157.8 m²
 All measurements are approximate and for display purposes only



Talbot Street, Pontcanna

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	