

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PLASTURTON AVENUE  
PONTCANNA



**ENTRANCE PORCH**  
1.26m x 0.93m (4'1" x 3'0")

**ENTRANCE HALLWAY**  
6.43m x 1.74m widest points (21'1" x 5'8" widest points)

**LIVING ROOM**  
4.15m x 4.69m into bay (13'7" x 15'4" into bay)

**SECOND RECEPTION**  
3.78m x 3.68m (12'4" x 12'0")

**KITCHEN / LIVING / DINING**  
5.69m x 5.08m (18'8" x 16'7")

**INNER HALL**  
3.74m x 1.23m (12'3" x 4'0")

**DOWNSTAIRS WC**  
1.99m x 1.88m (6'6" x 6'2")

**UTILITY**  
1.89m x 1.89m (6'2" x 6'2")

**TO THE FIRST FLOOR**

**MASTER BEDROOM**  
5.63m x 4.82m into the bay (18'5" x 15'9" into the bay)

**BEDROOM TWO**  
3.72m x 3.78m (12'2" x 12'4")

**BEDROOM THREE**  
3.98m into bay x 3.39m (13'0" into bay x 11'1")

**BATHROOM**  
2.45m x 2.63m (8'0" x 8'7")

**BATHROOM TWO**  
2.46m x 2.90m widest point (8'0" x 9'6" widest point)

**TO THE SECOND FLOOR**

**BEDROOM FOUR**  
5.31m x 3.80m widest points (17'5" x 12'5" widest points)  
Currently used as a home office

**BEDROOM FIVE**  
3.54m x 2.74m (11'7" x 8'11")

**GARDEN**

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

**COUNCIL TAX**  
Band G

**SCHOOL CATCHMENT**  
My Primary Catchment Area is  
Severn Primary School (year 2019-20)

My Secondary Catchment Area is  
Fitzalan High School (year 2019-20)

My Welsh Primary Catchment Area is  
Ysgol Gymraeg Pwll Coch (year 2019-20)




My Welsh Secondary Catchment Area is  
Ysgol Gyfun Gymraeg Glantaf (year 2019-20)





# PLASTURTON AVENUE

PONTCANNA, CF11 9HJ - £725,000

 5 Bedroom(s)  2 Bathroom(s)  2106.00 sq ft

JeffreyRoss are proud to bring to the market this rare opportunity to acquire this substantial and extended 5 bedroom Victorian three storey family home in the heart of Pontcanna. Located just off Pontcanna street at the start of Plasturton Avenue . The property briefly comprises 5 double bedroom with open plan living and extended kitchen diner with feature central island, hand made kitchen and polished concrete worktops, side return extension that has created the dining area as well as downstairs WC and utility room located off the inner hallway. To the first floor are three double bedrooms and two bathrooms. To the second floor are a further two double bedroom. To the rear is well maintain family garden with lane access to the rear.

Take a look around our marketing video to see how the house flows.



**PROPERTY SPECIALIST**  
Ms Paige Wiseman  
paige@jeffreyross.co.uk  
Negotiator

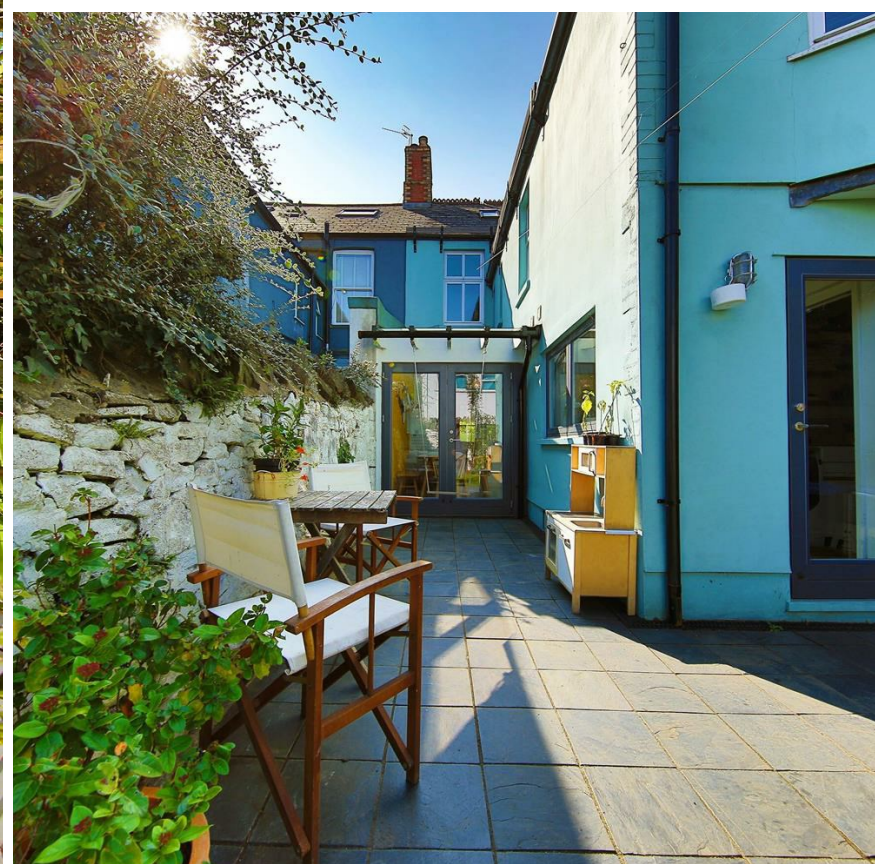




Plasturton avenue, Pontcanna, Cardiff  
 Total Area: 2106 ft<sup>2</sup> ... 195.6 m<sup>2</sup>  
 All measurements are approximate and for display purposes only



Plasturton Avenue, Pontcanna, Cardiff



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>		
(55-68) <b>D</b>	58	67
(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	