

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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RYDER STREET
PONTCANNA

RYDER STREET

PONTCANNA, CF11 9BT - £400,000

Welcome to Ryder Street, Pontcanna, Cardiff - a charming location that could be the perfect setting for your new home! This property offers two reception rooms, Although this house is in need of refurbishment, it presents a wonderful opportunity to unleash your creativity and design this space into a stylish and comfortable haven that reflects your unique taste and personality. In addition to the two reception rooms, there is also a rear workshop, providing a versatile space that could be used for a variety of purposes - whether it's a home office, a hobby room, or a creative studio, the choice is yours. Don't miss out on the chance to own a property in this sought-after location. Embrace the potential of this three-bedroom house and turn it into a place you'll be proud to call home. Contact us today to arrange a viewing and start envisioning the possibilities that await you at Ryder Street.

 3 bedroom(s)  1 bathroom(s)  1256.00 sq ft

ENTRANCE HALL
6.83m max x 1.83m max (22'5" max x 6' max)

DINING ROOM
3.71m x 3.12m (12'2" x 10'3")

LOUNGE
4.32m max x 3.58m min (14'2" max x 11'9" min)

KITCHEN
4.78m x 3.25m (15'8" x 10'8")

REAR HALL
2.44m x 0.91m (8' x 3')

REAR STORE

WORKSHOP
5.41m x 2.21m (17'9" x 7'3")

LANDING
8.92m x 1.83m (29'3" x 6')

BEDROOM
5.31m max x 4.32m max (17'5" max x 14'2" max)

BEDROOM
3.51m x 3.35m (11'6" x 11')

CLOAKROOM
1.35m x 1.09m (4'5" x 3'7")

BATHROOM
3.78m x 2.31m (12'5" x 7'7")

BEDROOM
3.28m x 3.18m (10'9" x 10'5")

FRONT GARDEN
Pathway leading to front door. Range of plants and trees

REAR GARDEN
A range of plants trees and mature shrubs.

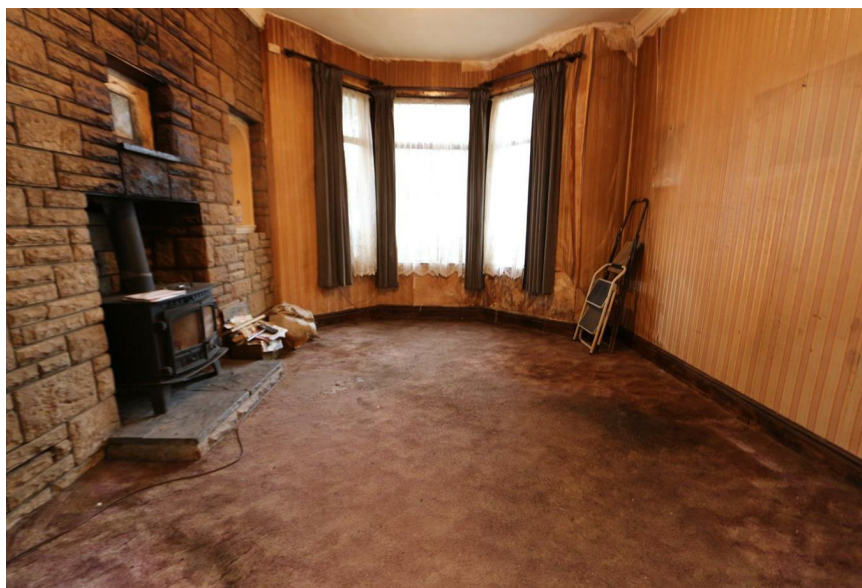
COUNCIL TAX
Band G

BROADBAND
According to Ofcom the speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 11MBPS - 1000MBPS

CONSTRUCTION
Traditional brick construction with Slate roof.

EPC
Awaiting

ADDITIONAL PROPERTY INFORMATION
This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	