

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CAE SYR DAFYDD
PONTCANNA

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PONTCANNA, CF11 9QG - £430,000

Located in the highly sought-after area of Pontcanna, Cardiff, this charming link-detached house offers a wonderful opportunity for those looking to create their dream home. Spanning an impressive 1,076 square feet, the property boasts a large reception room, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room.

Built in 1980, this residence presents a unique chance to modernise and personalise the interiors to suit your taste and lifestyle. The potential for transformation is vast, allowing you to infuse your own style into this delightful home.

The property is complemented by a generously sized garden, providing outdoor space for relaxation, gardening, or children's play, and the possibility to extend. Additionally, there is convenient parking available for one vehicle, ensuring ease of access, along with a private garage.

Situated in a desirable location, this home is within close proximity to local amenities, parks, and excellent transport links, making it an ideal choice for families and professionals alike. With a little vision and effort, this property can be transformed into a stunning residence that reflects your personal style. Don't miss the chance to make this house your home in the vibrant community of Pontcanna.

 3 bedroom(s)  1 bathroom(s)  842.66 sq ft

HALLWAY

WC
0.84m x 1.50m (2'9 x 4'11)

LIVING ROOM
3.18m x 4.09m (10'5 x 13'5)

DINING ROOM
2.59m x 3.40m (8'6 x 11'2)

KITCHEN
2.46m x 3.40m (8'1 x 11'2)

LANDING

BATHROOM
2.13m x 1.70m (7 x 5'7)

BEDROOM 1
4.04m x 2.74m (13'3 x 9)

BEDROOM 2
3.20m x 3.48m (10'6 x 11'5)

BEDROOM 3
2.31m x 2.84m (7'7 x 9'4)


GARAGE

TENURE

Leasehold. 57 years remaining. We have been advised that the freehold is available to purchase for £12,600. You will need your legal representative to confirm this.

COUNCIL TAX
BAND F

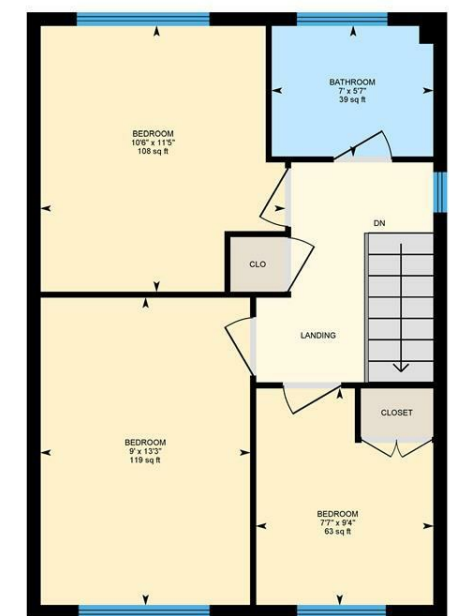


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Cae Syr Dafydd, Canton, CRF

Main Building: Total Interior Area 842.66 sq ft



Ground Floor

1st Floor



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.

