

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



RYDER STREET  
PONTCANNA





17, Ryder Street, Pontcanna, CF11 9BS

Total Area: 206.4 m<sup>2</sup> ... 2222 ft<sup>2</sup>

All measurements are approximate and for display purposes only








Unique Pontcanna home with an excellent basement conversion and off road parking! one not to be missed.

Comments by - Mr Elliott Hooper-Nash



## RYDER STREET

PONTCANNA, CF11 9BS - ASKING PRICE - £850,000

 5 Bedroom(s)  2 Bathroom(s)  2222.00 sq ft

Nestled in the charming area of Pontcanna, Ryder Street presents a splendid mid-terrace house that beautifully combines original features with modern living. Spanning an impressive 2,221 square feet, this property offers ample space for families or those who enjoy entertaining.

Upon entering, you will be greeted by three 3 inviting reception rooms, each exuding character and warmth, perfect for both relaxation and social gatherings. The house boasts five well-proportioned bedrooms, providing plenty of room for family members or guests. The two bathrooms, along with a convenient downstairs WC, ensure that morning routines and guest visits are effortlessly accommodated.

One of the standout features of this home is the converted basement, which adds valuable extra space that can be tailored to your needs, whether as a playroom, home office, or additional storage. The property is packed full of original features, which lend a unique charm and character that is often sought after in homes of this era.

For those with vehicles, the property offers off-road parking for one vehicle, accessible via a lane, ensuring convenience in this bustling neighbourhood.

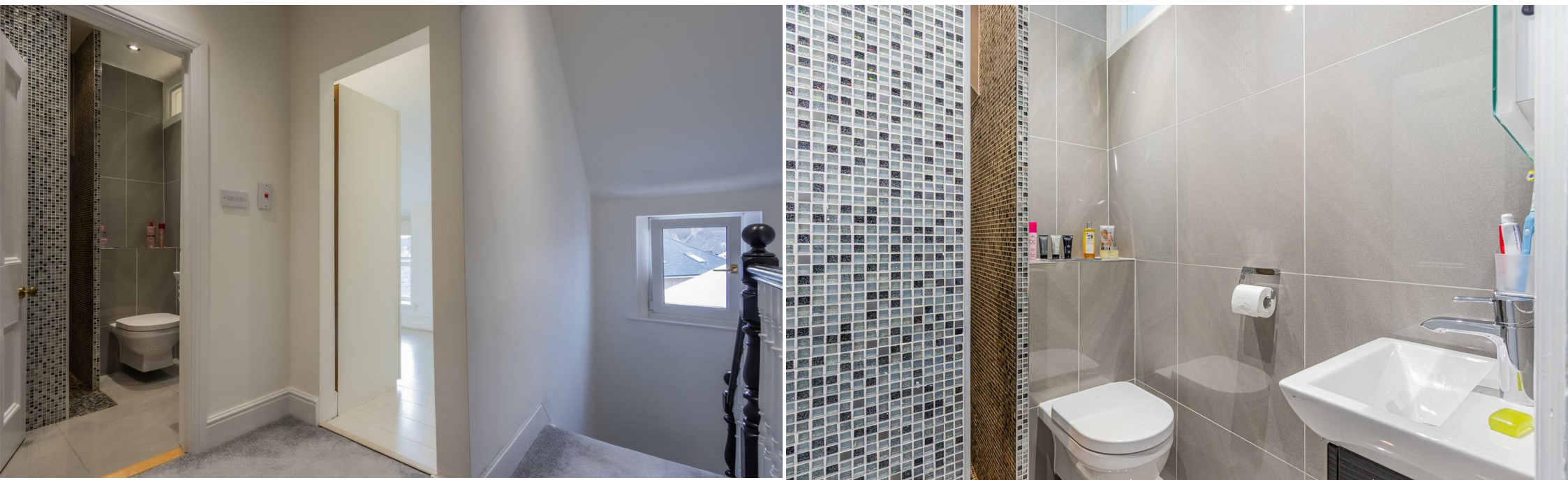
Ryder Street is ideally located, providing easy access to local amenities, parks, and the vibrant community that Pontcanna is known for. This delightful home is a rare find, offering a perfect blend of space, character, and modern convenience. Do not miss the opportunity to make this exceptional property your own.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
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Director







**Entrance Porch**

**Hallway**  
1.69m x 6.60m widest (5'6" x 21'7" widest )

**Bay fronted Living Room**  
3.74m x 4.45m into bay (12'3" x 14'7" into bay)

**Dining Room**  
3.31m x 3.68m (10'10" x 12'0")

**Open Plan Kitchen / Living Area**  
8.84m x 4.06m (29'0" x 13'3")

**To the lower level**

**Basement room**  
3.80m x 4.48m (12'5" x 14'8")

**Downstairs WC**  
2.48m x 1.18m (8'1" x 3'10")

**To the first floor**

**Master Bedroom**  
5.11m x 4.45m (16'9" x 14'7")

**Bedroom Two**  
3.34m x 3.68m (10'11" x 12'0")

**Family Bathroom**  
2.28m x 4.62m (7'5" x 15'1")

**Bedroom Three**  
3.28m x 3m (10'9" x 9'10")

**To the Second Floor**

**Bedroom Four**  
3.32m x 2.19m (10'10" x 7'2")

**Bathroom Two**  
2.05m x 1.42m (6'8" x 4'7")

**Bedroom Five**  
5.11m x 3.64m (16'9" x 11'11")  
Currently used as a walk in wardrobe.

**Garden**  
Sun trap and low maintenance garden that benefits electric roller shutter door, hard standing and off road parking

**Tenure**  
We are informed by our client that the property is freehold, this is to be confirmed by your legal advisor.

**Council Tax**  
Band - G

**School catchments**  
My English medium primary catchment area is Severn Primary School (year 2024-25)

My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	61	
(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		

England & Wales EU Directive 2002/91/EC







