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*Meadow Street*

PONTCANNA





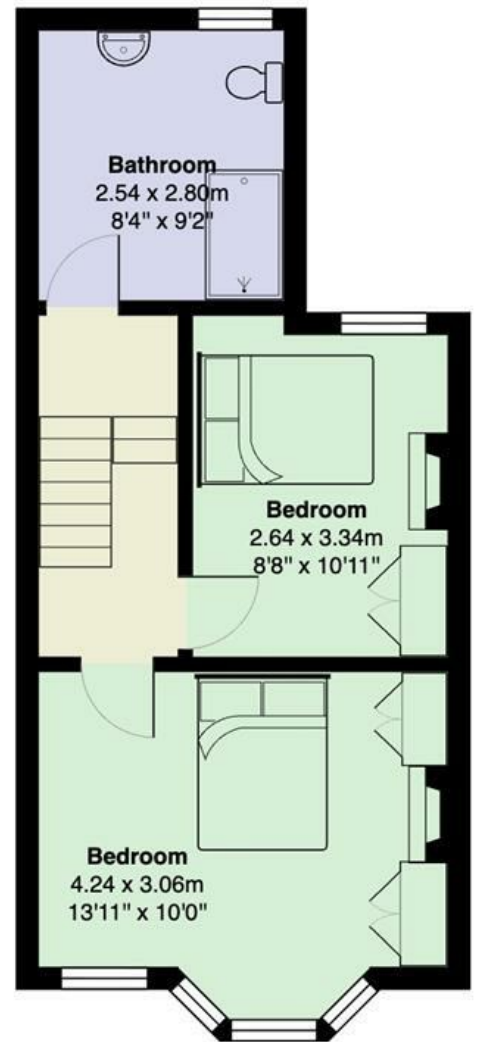
*It's a great pick for first-time buyers, couples, or anyone wanting a comfy home in one of Cardiff's most popular areas. Definitely worth a look!*

Comments by Mrs Ruby Ledley



**Property Specialist**  
Mrs Ruby Ledley  
Valuer

[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)



**Meadow Street, Pontcanna, CF11 9PY**

Total Area: 77.0 m<sup>2</sup> ... 829 ft<sup>2</sup>

All measurements are approximate and for display purposes only



*Located in the heart of Pontcanna, Cardiff, this lovely terraced home on Meadow Street offers modern living in a super convenient spot. With 829 sq ft of space, it features a bright open-plan living and dining area that's great for relaxing or hosting friends.*

Comments by the Homeowner







# Meadow Street

*Pontcanna, Cardiff, CF11 9PY*

Asking Price

**£390,000**



2 Bedroom(s)



1 Bathroom(s)



828.52 sq ft



Contact our  
***Pontcanna Branch***  
02920 499680

Nestled in the charming area of Pontcanna, Cardiff, this delightful terraced house on Meadow Street offers a perfect blend of modern living and convenience. Spanning an impressive 829 square feet, the property features an inviting open plan living and dining area, ideal for both relaxation and entertaining.

With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking a comfortable space. The modern kitchen and bathroom have been thoughtfully designed to meet contemporary standards, ensuring that you can enjoy both style and functionality.

One of the standout features of this property is its low maintenance garden, providing a serene outdoor space to unwind without the burden of extensive upkeep. Additionally, the location is a significant advantage, as it is within walking distance to the picturesque Llandaff Fields and the vibrant amenities of Pontcanna, including cafes, shops, and parks.

This property is offered with no chain, making it an excellent opportunity for those looking to move in swiftly. Whether you are a first-time buyer or seeking a charming residence in a sought-after area, this terraced house on Meadow Street is not to be missed. Embrace the lifestyle that Pontcanna has to offer in this lovely home.

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**Porch**

**Open Plan Living / Dining Room 13'10" x 21'8" widest points (4.22m x 6.62m widest points)**

**Kitchen 8'4" x 9'8" (2.56m x 2.96m)**

**To the first floor**

**Bedroom One 13'10" x 10'0" (4.24m x 3.06m)**

**Bathroom 8'3" x 9'2" (2.54m x 2.80m)**

**Bedroom Two 8'7" x 10'0" (2.64m x 3.06m)**

**Garden**

North West facing low maintenance Garden

**Tenure**

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

**Council Tax**

Band - E

**Additional Information**

Currently rented until November 2025 and will be sold with vacant possession  
No Onward Chain  
Street Parking - Permit available via Cardiff City Council  
Walking distance to Llandaff Fields and Pontcanna Amenities  
Potential rent of £1,500 pcm

C A R D I F F

V A L E

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B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 