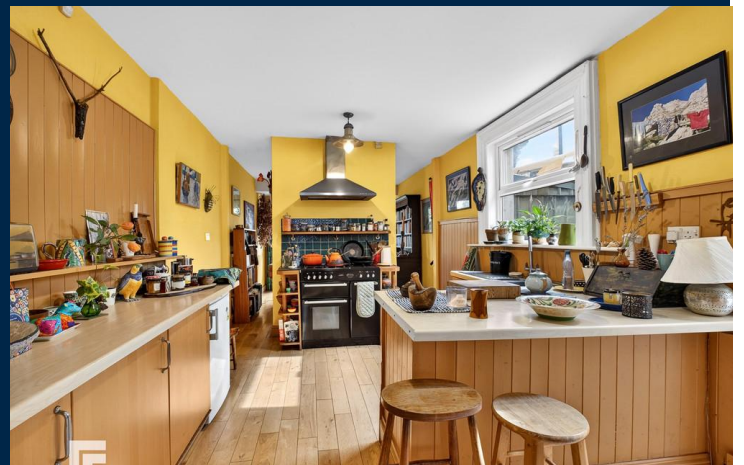




RYDER STREET
PONTCANNA
CARDIFF CF11 9BU

ASKING PRICE OF
£675,000



MID TERRACED HOUSE



4



1



1



2

****FOUR BEDROOM, MID-TERRACED HOUSE IN THE HEART OF PONTCANNA****
MGY are delighted to bring to market this incredible four bedroom, three-storey, mid-terraced house situated on the much favoured Ryder Street, Pontcanna. The property is perfectly located within walking distance of local amenities which include shops, cafes, restaurants, bars and Pontcanna Fields. The accommodation briefly comprises entrance hallway, two reception rooms, plus open plan kitchen/breakfast room to the ground floor. Four bedrooms and family bathroom to the first floor, and an additional loft room to the second floor. The property further benefits from gas central heating and a private rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,654 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from paved private front courtyard with low level wall, hedges and wrought iron fence. Exposed floorboards. Original coving to ceiling and dado rail. Pendant light fitting. Doors to reception rooms and kitchen. Stairs rising to first floor with under stair storage cupboard.

LOUNGE

13' 10" x 12' 7" (4.23m x 3.84m)
Double glazed bay sash window to front aspect. Original fireplace with mantle surround and slate base. Original coving to ceiling and picture rail. Pendant light fitting with ceiling rose. Alcoves. Carpeted flooring. Radiator.

DINING HALL

12' 0" x 11' 3" (3.68m x 3.43m)
Alcoves with fixed cupboards and original fireplace with mantle and slate base. Original coving to ceiling. Pendant light fitting with ceiling rose. Radiator. Door leading to private rear garden and additional wood frame doors leading to lounge.

KITCHEN/BREAKFAST ROOM

24' 0" x 10' 4" (7.33m x 3.15m)
Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating double stainless-steel sink and drainer with mixer tap over. Space for free standing Rangemaster oven with extractor hood above and five ring gas hob. Space for fridge and freezer. Wood block flooring. uPVC double glazed windows to side aspect. Door to storage cupboard. Breakfast room with ample space for dining. Pendant light fittings. Radiators. Double glazed doors and window leading to rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Carpeted flooring. Dado rail. Pendant light fitting to ceiling. Radiator. Doors leading to four bedrooms, family bathroom and stairs leading to second floor.

BEDROOM ONE

17' 5" x 14' 0" (5.31m x 4.29m)
A good sized principal double bedroom located to the front of the house. Large sash bay windows with additional sash window to front elevation. Original feature fireplace with slate base and mantle surround. Exposed floorboards. Coving to ceiling. Pendant light fitting with ceiling rose. Radiator.

BEDROOM TWO

12' 3" x 11' 3" (3.74m x 3.43m)
Another spacious double bedroom with carpeted flooring. uPVC double glazed window to rear aspect. Built in storage cupboard to alcoves. Feature fireplace. Coving to ceiling. Pendant light fitting. Radiator.

BEDROOM THREE

10' 4" x 7' 6" (3.15m x 2.29m)
uPVC double glazed window to rear aspect. Exposed floorboards. Pendant light fitting. Radiator.

BEDROOM FOUR

9' 5" x 7' 4" (2.89m x 2.24m)
uPVC double glazed window to side aspect. Exposed floorboards. Pendant light fitting. Radiator.

BATHROOM

8' 10" x 7' 4" (2.70m x 2.24m)
A good size family bathroom with obscure double glazed window to side aspect. Suite comprising panelled bath, pedestal wash hand basin with hot and cold taps over, shower cubicle with mains shower over plus tiled splashback and WC. Partly tiled walls. Exposed floorboards. Pendant light fitting.



RYDER STREET, PONTCANNA, CARDIFF CF11 9BU

SECOND FLOOR

LOFT ROOM

16' 11" x 12' 7" (5.17m x 3.86m)

Velux windows. Exposed floorboards. Eaves with ample storage room. Pendant light fitting.

OUTSIDE

Forecourt to the front of the property. Low maintenance private rear garden with an array of mature plants, trees and some hedging with flower beds. Fenced borders.

TENURE

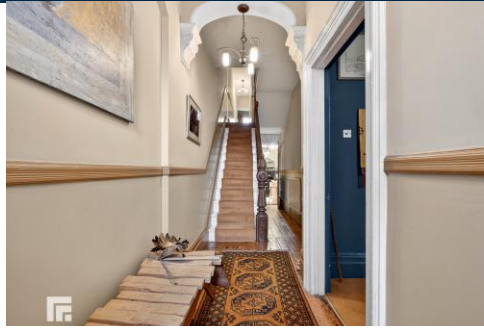
MGY are advised that the property is FREEHOLD.



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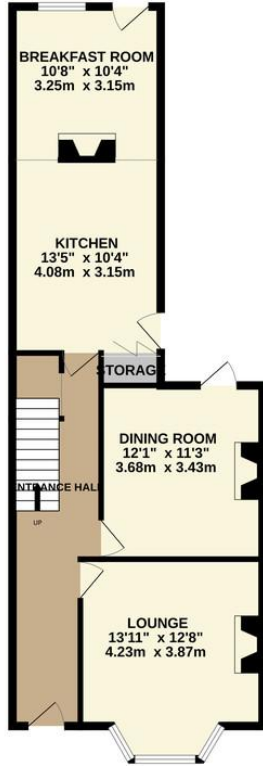


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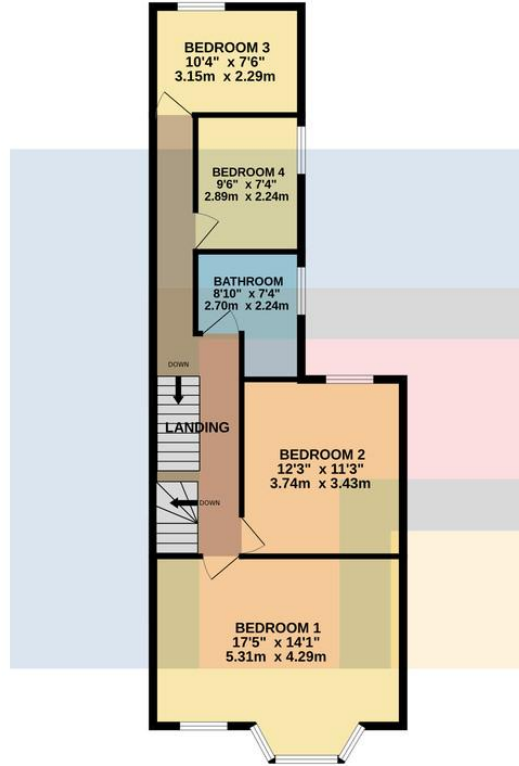


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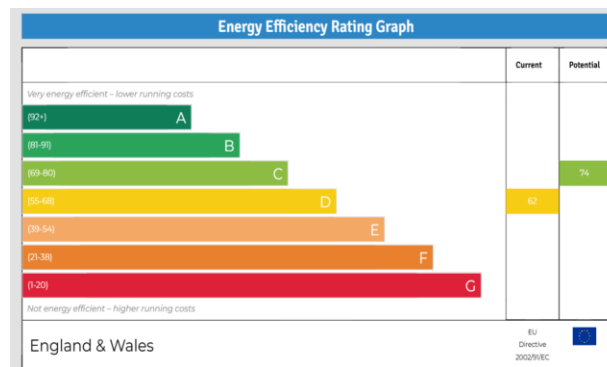
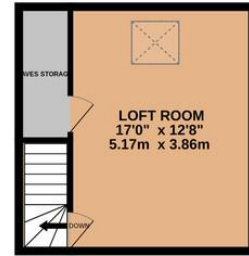
GROUND FLOOR
676 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



2ND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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