



LLANDAFF ROAD
PONTCANNA
CARDIFF CF11 9PX

OFFERS IN EXCESS OF
£600,000



MID TERRACED HOUSE



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****RARELY AVAILABLE FIVE BEDROOM MID-TERRACE HOUSE**** MGY are delighted to present this spacious five bedroom, mid-terrace house in the highly sought after area of Pontcanna. The accommodation is split over three levels and comprises entrance hall, lounge, sitting room, kitchen/diner, and downstairs WC to the ground floor, three double bedrooms, family bathroom, WC and separate shower room to the first floor, and a further two bedrooms to the second floor. The property further benefits from maintaining some original features, gas central heating throughout, and an excellent size rear garden with a garage.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,948.27 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via paved and partly tiled forecourt via wooden panelled door with obscured glass to top panels. Original tiled flooring. Deep skirting boards, picture rail, ornate coving and architraves. Pendant light and ceiling rose. Radiator. Stairs to first floor with wooden balustrades. Doors to all rooms and under stair storage cupboard.

LOUNGE

12' 5" x 15' 6" (3.80m x 4.73m)
Original sash bay window to front aspect. Original feature fireplace with mantle surround and slate base. Alcoves. Carpeted flooring. Ornate coving to ceiling and picture rail. Deep skirting boards. Pendant light fitting. Vertical radiator.

SITTING ROOM

10' 9" x 15' 8" (3.30m x 4.79m)
A second reception room with original floorboards. Original feature fireplace with mantle surround and slate base. Ornate coving to ceiling and picture rail. Ceiling rose with pendant light. Deep skirting boards. Alcoves with fixed shelving. Radiator. uPVC door leading to rear garden.

KITCHEN/DINER

11' 0" x 25' 4" (3.37m x 7.73m)
Large open plan kitchen/diner with a range of wall and base units across three walls. Wooden work surfaces incorporating Belfast sink with mixer tap over. Integrated electric oven and five ring gas hob with extractor hood above. Integrated appliances, including: dishwasher and microwave. Space for fridge freezer and plumbing for washing machine. Double glazed sash windows to side and rear. Tiled flooring. Radiator. Spotlights to ceiling. Space for dining. Door to downstairs WC:

WC

Double glazed obscure window to side. WC. Pedestal wash hand basin with hot and cold taps over. Tiled flooring. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing with carpeted flooring. Doors to three bedrooms, bathroom, shower room and separate WC. Pendant light fitting. Loft hatch.

BEDROOM ONE

17' 1" x 15' 4" (5.23m x 4.69m)
Original sash bay window to front aspect plus additional second sash window. Double bedroom. Original feature fireplace with mantle surround and tiled base. Carpeted flooring. Coving to ceiling and pendant light fitting. Alcoves. Radiator and vertical radiator.

BEDROOM TWO

10' 8" x 13' 3" (3.27m x 4.05m)
Double glazed uPVC window to rear aspect. Double bedroom. Pendant light fitting. Carpeted flooring. Alcoves. Radiator.

BEDROOM THREE

10' 11" x 13' 3" (3.35m x 4.06m)
Double glazed uPVC window to rear aspect. Double bedroom. Pendant light fitting. Carpeted flooring. Alcoves. Radiator.

BATHROOM

Double glazed obscure sash window to side aspect. Panelled bath with mixer tap over. Vanity wash hand basin with mixer tap above and storage beneath. Wall mounted vanity mirror over. Spotlights and Pendant light fitting. Extractor fan. Fully tiled walls and flooring.



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SHOWER ROOM

Walk in shower cubicle with electric powered shower over. Vanity wash hand basin with mixer tap above and storage beneath. Wall mounted vanity mirror over. WC. Spotlights. Extractor fan. Fully tiled walls and flooring. Heated towel rail.

WC

Double glazed obscure sash window to side aspect. WC. Tiled flooring. Pendant light fitting.

SECOND FLOOR

SECOND FLOOR LANDING

Carpeted flooring. Doors to two bedrooms and storage cupboard. Pendant light and loft hatch. Velux.

BEDROOM FOUR

15' 10" x 12' 11" (4.83m x 3.96m)

Double glazed uPVC sash window to front aspect. Double bedroom. Original floorboards. Spotlights. Doors to storage cupboards. Radiator.

BEDROOM FIVE

10' 11" x 13' 2" (3.34m x 4.03m)

Double glazed uPVC sash window to rear aspect. Double bedroom. Carpeted flooring. Radiator.

OUTSIDE

Low maintenance private rear garden with an array of mature plants, trees and some hedging. Stone wall borders. Partly decked and shingled area. Storage room housing boiler. Pond. Rear lane access.

GARAGE

Up and over shutter door with power and lighting. Space for parking.

TENURE

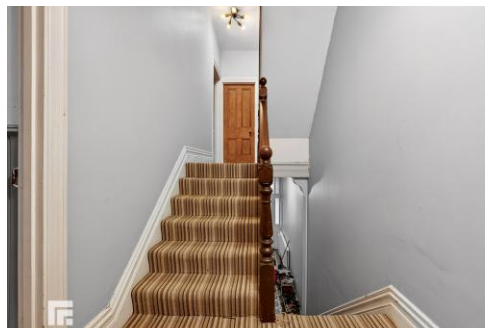
MGY are advised that the property is FREEHOLD.



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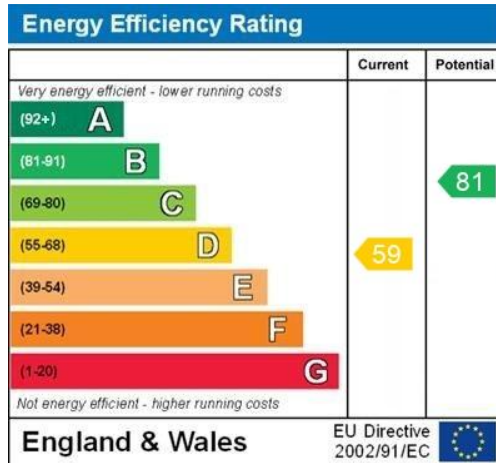
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