Dogo Street

PONTCANNA, CF11 9JJ

GUIDE PRICE £565,000

Hern & Crabtree



Dogo Street

A Charming Freehold Home with Two Self-Contained Flats.

Beautifully arranged as two separate two-bedroom flats, it presents an ideal prospect for those seeking flexible living - whether that's generating dependable rental income, creating a stylish home-and-investment combination, or providing comfortable accommodation for extended family.

Inside, each flat enjoys a wonderfully light and airy feel, with generous windows allowing natural daylight to pour in. The sense of space and brightness enhances the welcoming atmosphere throughout, giving both homes an immediate, uplifting appeal.

To the rear, a lovely private garden offers a peaceful retreat from city life. Thoughtfully landscaped and featuring a delightful garden room, it's the perfect spot for unwinding with a book, working from home, or indulging in creative hobbies. This outdoor sanctuary adds genuine lifestyle value to the property.

With Pontcanna's cafés, independent shops, leafy parks and excellent transport links all within easy reach, this is a standout opportunity to secure a versatile and appealing home in one of Cardiff's most vibrant communities. Early viewing is strongly advised











Approx 1470.00 sq ft

Council Tax Band: D

Front
Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Communal Entrance
Enter via a obscure glazed wooden door to the front elevation with windows to the side and over. Coved ceiling. Tiled flooring.

Ground Floor Flat

Hallway
Enter from the communal hallway. Coved ceiling. Wooden laminate flooring. Radiator.

Lounge/Diner
Double glazed bay window to the front elevation. Coved ceiling. Ceiling rose. Gas fire with wooden mantlepiece, stone surround and hearth. Wood block flooring. Radiator.

Kitchen
Double glazed door leading to the rear garden. Double glazed windows to the rear elevation. Coved ceiling. Wall and base units with stone worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with PVC splashback. Integrated oven. Integrated fridge freezer. Integrated washing machine. Concealed gas combination boiler. Vinyl flooring.

Shower Room
W/C and wash hand basin. Vanity unit. Shower with fitted shower and glass sliding door. Tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

Bedroom One
Double glazed obscure bay window to the side elevation. Coved ceiling. Radiator.

Bedroom Two
Double glazed window to the rear elevation. Coved ceiling. Wooden laminate flooring. Radiator.

Garden
Enclosed rear garden. Timber decked patio. Astro turf lawn. Outside light. Side return. Garden room with power, light, laminate flooring and bi-folding doors.

First Floor Flat

Hallway
Stairs rising up from the communal hallway. Wooden bannister. Coved ceiling. Fitted linen cupboard with concealed gas combination boiler. Radiator. Loft access hatch.

Lounge/Diner
Double glazed bay and half window to the front elevation. Coved ceiling. Ceiling rose. Gas fire with wooden mantlepiece, stone surround and hearth. Radiator.

Kitchen
Double glazed window to the side elevation. Coved ceiling. Wall and base units with stone worktops over. Stainless steel one bowl sink and drainer with pull out mixer tap. Integrated four ring gas hob with glass splashback and cooker hood over. Integrated oven. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Vinyl flooring.

Shower Room
Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower with fitted shower and glass sliding door. Part tiled walls. Vinyl flooring. Radiator. Extractor fan.

Bedroom One
Double glazed window to the rear elevation. Coved ceiling. Radiator.

Bedroom Two
Double glazed window to the rear elevation. Coved ceiling. Radiator.

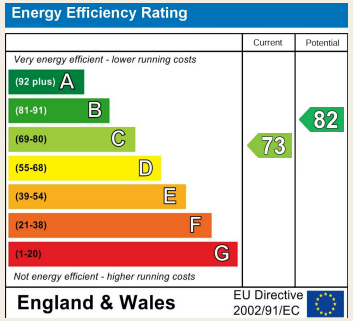
Additional Information
Freehold. Ground Floor Flat Council Tax Band D (Cardiff). First Floor Flat Council Tax Band D (Cardiff). EPC rating C.

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