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Plasterton Avenue

CARDIFF

VALE

CAERPHILLY

BRISTOL



A beautifully presented garden apartment, which has been lovingly refurbished to a high standard, whilst retaining the original features.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreycross.co.uk

I have absolutely loved living in this flat for the last 8.5 years! It is in the heart of Pontcanna on a beautiful street with wonderful neighbours who have become real friends over the years. The flat has been exceptionally low maintenance, with a gorgeous garden that opens out through bifold doors from a large kitchen diner, which has created the most wonderful indoor - outdoor living space. I fell in love with the old original features including the beautiful ceilings which have all stood the test of time.

Comments by the Homeowner



Plasturton Avenue, Pontcanna

Total Area: 841 ft² ... 78.1 m²

All measurements are approximate and for display purposes only



Plasturton Avenue

, Cardiff, CF11 9HJ

Offers Over

£350,000



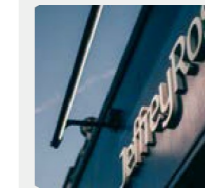
2 Bedroom(s)



null Bathroom(s)



sq ft



Contact our
Pontcanna Branch

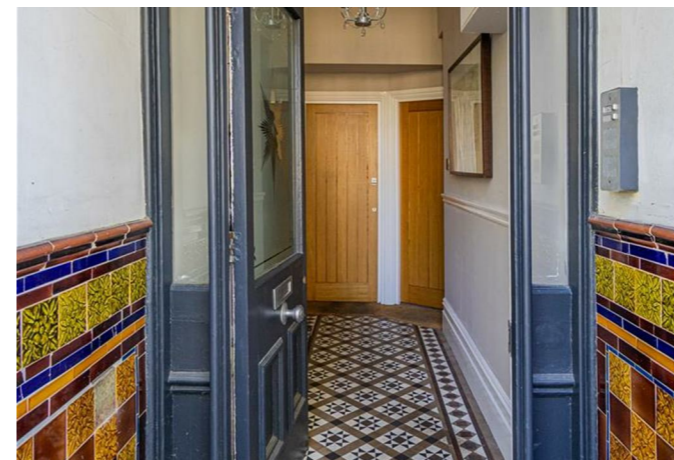
02920 499680

This beautifully refurbished ground floor apartment on Plasturton Avenue presents an excellent opportunity for those seeking a stylish and comfortable home in one of Cardiff's most sought-after neighbourhoods. This charming garden apartment offers a perfect blend of modern living and classic elegance. Boasting two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable space to call home.

Refurbished throughout, the flat retains its original features, adding character and warmth to the living environment. The thoughtful renovations ensure that the property meets contemporary standards while preserving its unique charm.

One of the standout features of this flat is the private garden, which is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This tranquil area is perfect for relaxing or entertaining guests, making it a delightful extension of your living space.

Situated in a prime location, you will find yourself within easy reach of local amenities, parks, and vibrant community life that Pontcanna is known for. This area is well-connected, providing convenient access to Cardiff city centre and beyond.





Porch

Communal Hallway

Hallway

Kitchen Diner & Lounge 11'9 x 22'7 (3.58m x 6.88m)

Bedroom 1 12'5 x 13'8 (3.78m x 4.17m)

Bedroom 2 11'2 x 13'10 (3.40m x 4.22m)

Bathroom 5'3 x 7'5 (1.60m x 2.26m)

Garden

Private low maintenance with lane access.

EPC

RATING

Council Tax

BAND

Tenure

Leasehold, Share of Freehold, 990 years remaining. This is to be confirmed by your legal representative.

Service Charge

£30 pcm.

Ground Rent

Peppercorn





Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

