



**Sir Walter Mews, Cardiff CF11 9EQ**



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**Sir Walter Mews, Cardiff**

A contemporary mews-style pied-à-terre in the heart of Pontcanna, ideal for city commuters, young professionals, or those looking to downsize. This stylish townhouse has been thoughtfully designed and well-appointed throughout, offering comfortable living.



### Auctioneer's Comments

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### Open Plan Lounge / Kitchen

23' 4" Max x 14' 4" Max ( 7.11m Max x 4.37m Max )

The entrance features a modern composite front door and double glazed patio doors, leading into a bright open-plan space with inset lighting and stairs to the first floor. The fully fitted kitchen includes sleek wall and base units, Quartz worktops, a breakfast bar, and integrated appliances such as an oven, hob with circular hood, washing machine, dishwasher, and fridge/freezer. A glass splashback adds a stylish touch, and there's access to a cloakroom and the rear courtyard.

### Cloakroom

Ground floor cloakroom with WC, wash basin, and rear-facing obscured double glazed window for privacy and natural light.

### Landing

Landing area with access to loft, rear-facing double glazed window, airing cupboard, and a stylish banister rail with feature glass panel.

### Bedroom One

12' 2" Max x 8' 1" Max ( 3.71m Max x 2.46m Max )

Front-facing double glazed window and radiator, offering warmth and natural light.

### Bedroom Two

10' 1" Max x 8' Max ( 3.07m Max x 2.44m Max )

Side-facing double glazed window, radiator, and two built-in wardrobes offering ample storage.

### Shower Room

Modern shower room featuring a double shower cubicle, WC, wash basin, and a front-facing obscured double glazed window. Stylishly finished with mostly tiled walls, built-in alcoves, and a radiator for added comfort.

### Front Courtyard

Private paved parking space with path leading to the front entrance, low-maintenance astro turf, and a partially enclosed garden with bespoke fencing. Additional features include a detached shed and exterior lighting.

### Rear Courtyard

A charming brick-paved courtyard, fully enclosed by fencing and walls for added privacy, complemented by a low-maintenance pebbled area.



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## Sir Walter Mews, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Superb open-plan living and kitchen area featuring elegant Quartz worktops.
- Private paved parking area

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

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