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*Plasfurfon Gardens*

PONTCANNA





Comments by Mr Julian Preston

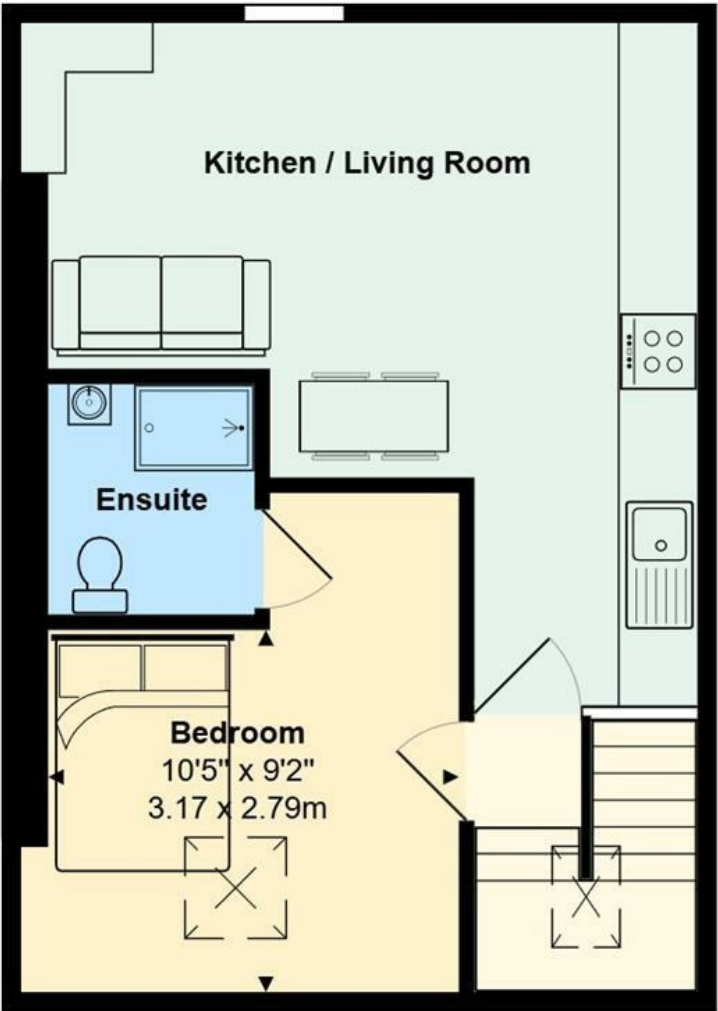


**Property Specialist**  
**Mr Julian Preston**  
Senior valuer

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*This property presents an excellent opportunity for those looking to invest in a charming flat in a sought-after location. With its blend of modern comforts and historical charm, this flat is not to be missed.*

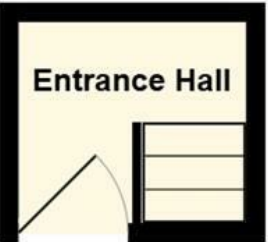
Comments by the Homeowner



## Plasturton Gardens

Total Area: 438 ft<sup>2</sup> ... 40.7 m<sup>2</sup>

All measurements are approximate  
and for display purposes only







# Plasturton Gardens

*Pontcanna, Cardiff, CF11 9HG*

Offers In The Region Of

£230,000



1 Bedroom(s)



1 Bathroom(s)



438.00 sq ft



Contact our  
***Pontcanna Branch***  
02920 499680

This delightful top floor flat offers a unique blend of modern living and Victorian elegance. Spanning some 438 square feet, the property is situated within a beautifully converted Victorian house, providing a sense of character and history. The flat features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The well-appointed double bedroom boasts an ensuite bathroom, ensuring privacy and convenience for the occupant. This thoughtful layout makes the flat ideal for individuals or couples seeking a comfortable living space.

One of the standout features of this property is its enviable location, overlooking the picturesque Plasturton Gardens. Residents can enjoy the serene views and the lush greenery that the gardens provide, making it a perfect spot for leisurely strolls or simply unwinding in nature.

Additionally, the flat comes with a share of the freehold, offering a sense of ownership and stability. The surrounding area is popular, with a variety of local amenities, shops, and transport links within easy reach, ensuring that everything you need is conveniently accessible.





Living Room & Kitchen	School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylich wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
Entrance Hallway	My English medium secondary catchment area is Fitzalan High School
Bedroom	My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch
Entrance Hall	Sylwer - Nid oes dalgylich wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
Kitchen / Living Room	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Bedroom	
Ensuite	
Council Tax	
Construction	
School Catchment	
Tenure	
EPC	
Broadband & Mobile	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

