

www.jeffreyross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Julian Preston

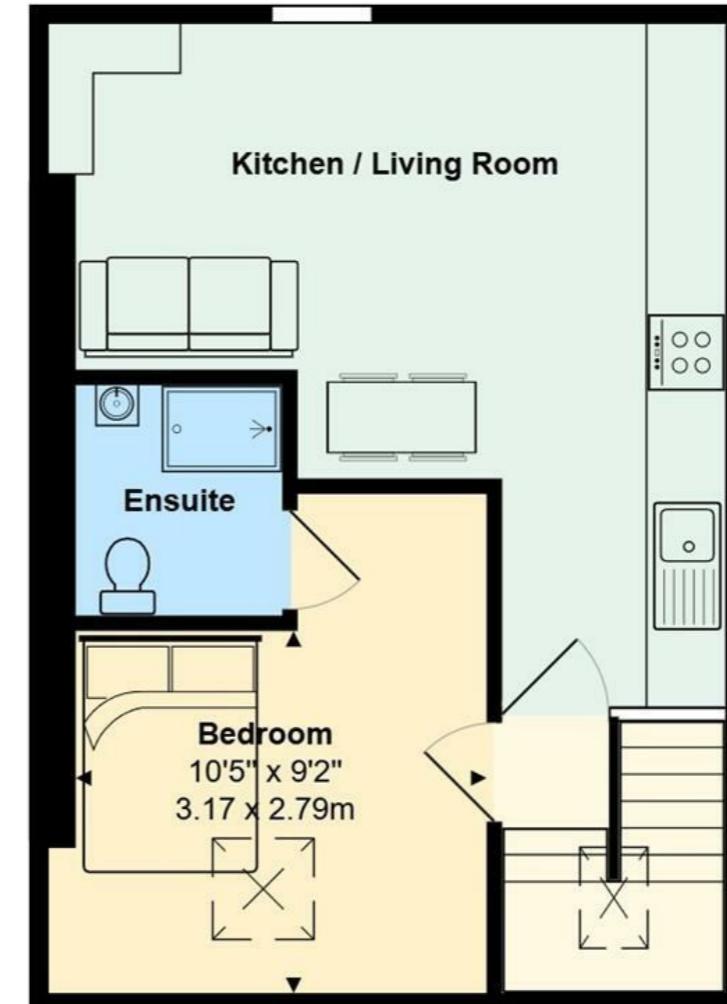


Property Specialist
Mr Julian Preston
Senior valuer

julian@jeffreyross.co.uk

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.

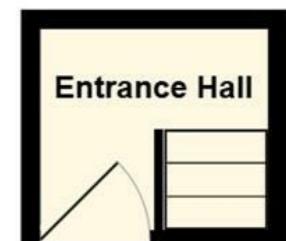
Comments by the Homeowner



Plastron Gardens

Total Area: 438 ft² ... 40.7 m²

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 dalgyllch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School etc. Croesewir ceisiadau.

My English medium secondary catchment area is Fitzalan High School

My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch

Sylwer - Nid oes dalgyllch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School etc. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

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 dalgyllch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School etc. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

Kitchen / Living Room

Tenure

We have been advised by our seller client that the property comes with a share of the freehold.

Bedroom

EPC

Rated D

Ensuite

Broadband & Mobile

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. Broadband speeds of up to 1800 Mbps are available.

Council Tax

Band D

Construction

A top floor flat in a Victorian conversion with traditional brick walls and a pitched roof.

School Catchment

My English medium primary catchment area is

Severn Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary





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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

