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*Wyndham Crescent*

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Mr Julian Preston



**Property Specialist**

**Mr Julian Preston**

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*This delightful Victorian residence is not just a house; it is a place where memories can be made. With its prime location and generous living space, it presents a rare opportunity to acquire a truly remarkable home in Cardiff. Whether you are looking to settle down or invest, this property is sure to impress.*

Comments by the Homeowner



Total Area: 2510 sq ft ... 233.2 m<sup>2</sup>  
 All measurements are approximate and for display purposes only

# Wyndham Crescent

, Cardiff, CF11 9EF

Offers In The Region Of

£525,000



5 Bedroom(s)



0 Bathroom(s)



2510.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680



This impressive larger style Victorian semi detached house offers a splendid blend of elegance and spacious living. With a generous 2,510 square feet of living space, this property is perfect for families seeking comfort and style or for someone who needs a lot of space.

Requiring some updating but full of original features, the house boasts multiple reception rooms, providing ample space for entertaining guests or enjoying quiet family time. The five spacious bedrooms offer a peaceful retreat, ensuring everyone has their own sanctuary.

For those who appreciate convenience, the property includes garage parking to the rear, providing additional storage or workshop space. The absence of a chain means that you can move in without delay, making this home an even more attractive prospect.

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Storm Porch

Entrance Hallway 38'8" max x 6'1" max (11.79m max x 1.85m max)

Front Room 16'4" x 13' (4.98m x 3.96m)

Second Reception 13' x 10'9" (3.96m x 3.28m)

Rear Entrance 5'6" x 2'11" (1.68m x 0.89m)

Ground Floor First Inner Room 12'6" max x 8'8" (3.81m max x 2.64m)

Ground Floor Second Inner Room 11'1" x 7'5" (3.38m x 2.26m)

Ground Floor Third Inner Room 16'5" x 5'10" (5.00m x 1.78m)

Inner Hal 5'10" x 4' (1.78m x 1.22m)

Inner Room One 6'5" x 2'10" (1.96m x 0.86m)

Inner Hall 10'5" x 2'9" (3.18m x 0.84m)

Inner Room Two 8'3" x 3'4" (2.51m x 1.02m)

Ground Floor Rear Room 19'9" x 9'4" (6.02m x 2.84m)

Ground Floor Side Room 14' x 6'3" (4.27m x 1.91m)

First Floor Landing 14'4" x 6'2" (4.37m x 1.88m)

Bedroom One 17'5" x 16'6" (5.31m x 5.03m)

Bedroom Two 13'1" x 10'10" (3.99m x 3.30m)

Inner Hall

Side Room 5'3" x 3'6" (1.60m x 1.07m)

Kitchenette 8'6" x 5'2" (2.59m x 1.57m)

Bedroom Three 11'7" x 8'10" (3.53m x 2.69m)

Bedroom Four 15'1" x 1'2" (approx dimensions) (4.60m x 0.36m (approx dimensions))

Bedroom Five 17'9" x 13'8" (5.41m x 4.17m)

Rear Garage

The property benefits from a garage situated to the rear of the property and can be accessed via Wyndham Road

Tenure

We have been advised that the property is freehold, your legal representative should confirm this.

Council Tax

Unclassified

Construction

Traditional brick victorian property with pitched roof.

EPC

TBC

Mobile & Broadband

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors. Broadband speeds of up to 1800 Mbps are available.

School Catchment

Severn Primary School  
Fitzalan High School (year 2024-25)

Ysgol Pwll Coch (year 2024-25)

Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

