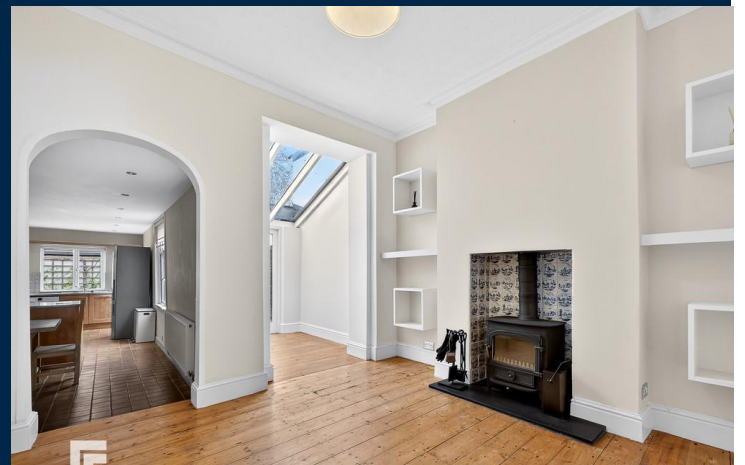




**RYDER STREET**  
**PONTCANNA**  
**CARDIFF CF11 9BT**

ASKING PRICE OF  
**£675,000**



**MID TERRACED HOUSE**



**4**



**2**



**2**



**2**

**\*\*FOUR BEDROOM, MID-TERRACED HOUSE IN THE HEART OF PONTCANNA\*\*** MGY are delighted to bring to market this incredible four bedroom, three-storey, mid-terraced house situated on the much favoured Ryder Street, Pontcanna. The property is perfectly located within walking distance of local amenities which include shops, cafes, restaurants, bars and Pontcanna Fields. The property retains some beautiful original features such as the coving, and ceiling rose, but has been tastefully modernised throughout. The accommodation briefly comprises entrance hallway, two reception rooms, plus open plan kitchen/breakfast room to the ground floor. Three double bedrooms and family bathroom to the first floor, and an additional bedroom and bathroom to the second floor. The property further benefits from a large garage with off road parking and a private rear garden.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,572 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from paved private front courtyard with low level wall and wrought iron fence. Exposed floorboards. Ornate original coving to ceiling. Dado rail. Ceiling rose with pendant light fitting. Doors to reception rooms and kitchen. Stairs rising to first floor with under stair storage cupboard.

#### **LOUNGE**

13' 11" x 12' 2" (4.25m x 3.73m)  
Double glazed bay sash window to front aspect. Coving to ceiling and dado rail. Pendant light fitting with ceiling rose. Alcoves. Carpeted flooring. Radiator.

#### **SITTING ROOM**

10' 9" x 10' 8" (3.30m x 3.27m)  
Continuation of exposed floorboards. Alcoves with fixed shelving and open fireplace with log burner. Coving to ceiling. Pendant light fitting with ceiling rose and additional wall mounted lighting. Open to large sun room with full ceiling windows plus wood frame door leading to rear garden. Radiator. Archway leading to:

#### **KITCHEN/DINER**

10' 0" x 25' 0" (3.05m x 7.63m)  
Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating double stainless steel sinker and drainer with mixer tap over. Space for fridge and freezer, integrated dishwasher plus oven with five ring gas hob and extractor hood over. Spotlights. Tiled flooring and partly tiled walls. Double glazed windows to rear and side aspect. Door to storage cupboard. Spotlights. Radiator.

#### **FIRST FLOOR**

##### **FIRST FLOOR LANDING**

Split level landing. Carpeted flooring. Dado rail. Pendant light to ceiling. Radiator. Doors leading to three bedrooms, family bathroom and stairs leading to second floor.

##### **BEDROOM ONE**

15' 7" x 11' 0" (4.77m x 3.36m)  
Located at the front of the house. Large double bedroom. Three double glazed sash windows. Carpeted flooring. Wall mounted lighting. Coving to ceiling. Alcoves with fitted wardrobes. Radiator.

##### **BEDROOM TWO**

9' 11" x 15' 5" (3.04m x 4.71m)  
Double glazed window to rear aspect. Double bedroom. Carpeted flooring. Coving to ceiling. Fitted wardrobe across one wall, housing Worcester boiler. Pendant light fitting. Radiator.

##### **BEDROOM THREE**

10' 8" x 11' 0" (3.27m x 3.36m)  
Double glazed window to rear aspect. Double bedroom. Carpeted flooring. Dado rail. Coving to ceiling. Pendant light fitting. Alcoves. Radiator.

##### **BATHROOM**

9' 9" x 6' 4" (2.99m x 1.94m)  
Obscure window to side aspect. Panelled bath with mains shower over and glass shower screen. WC. Pedestal wash hand basin with mixer tap and wall mounted mirror over. Fully tiled walls and flooring. Radiator.

##### **BEDROOM FOUR**

9' 8" x 15' 1" (2.96max x 4.60max)  
Double glazed sash window to rear aspect. Carpeted flooring. Wall mounted lighting. Radiator.



# RYDER STREET, PONTCANNA, CARDIFF CF11 9BT

## BATHROOM

5' 8" x 5' 5" (1.75m x 1.66m)

Velux window. Panelled bath with mains shower over and glass shower screen. WC. Pedestal wash hand basin with hot and cold taps and wall mounted mirror over. Fully tiled walls and flooring. Radiator.

## OUTSIDE

Laid to patio with flower beds. Stone wall borders. Outside tap. Garage.

## GARAGE

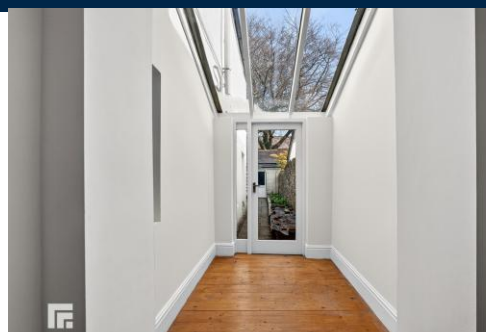
Large garage, providing off road parking with up and over door, power and lighting.

## TENURE

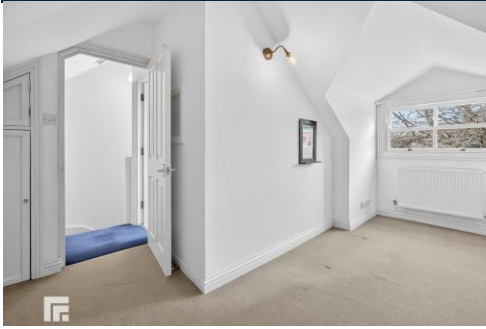
MGY are advised that the property is FREEHOLD.



# RYDER STREET, PONTCANNA, CARDIFF CF11 9BT



# RYDER STREET, PONTCANNA, CARDIFF CF11 9BT



# RYDER STREET, PONTCANNA, CARDIFF CF11 9BT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**PONTCANNA 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**