

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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PONTCANNA PLACE
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PONTCANNA, CF11 9JY - £419,950

Welcome to Pontcanna Place, a charming terraced house that exudes character and warmth. This delightful property boasts 2 large double bedrooms, perfect for a growing family or those in need of a guest room or home office. The property briefly comprises entrance hallway with feature tiled flooring, open plan living and dining room with French doors onto an immaculate South facing garden. The ground floor further benefits modern fitted kitchen and under stair storage. To the first floor are two large double bedrooms and family bathroom.

With 1,020 SQFT of living space, there is plenty of room to make this house your own. Whether you are a first-time buyer, a young professional, or looking to downsize, this property offers so much.

Get in touch with our Pontcanna office for further details or to arrange you viewing.

2 bedroom(s) 1 bathroom(s) 1020.00 sq ft

ENTRANCE HALLWAY
Ornate tiled hallway

LIVING ROOM
4.13m x 3.81m (13'6" x 12'5")

DINING ROOM
3.67m x 3.39m (12'0" x 11'1")

KITCHEN
3.41m x 2.41m (11'2" x 7'10")

TO THE FIRST FLOOR

BEDROOM ONE
5.23m x 3.52m (17'1" x 11'6")

BEDROOM TWO
3.68m x 3.22m (12'0" x 10'6")

BATHROOM
2.97m x 2.38m (9'8" x 7'9")

GARDEN
Immaculate South facing garden which is a great size for the area and patio. Access to two storage sheds.

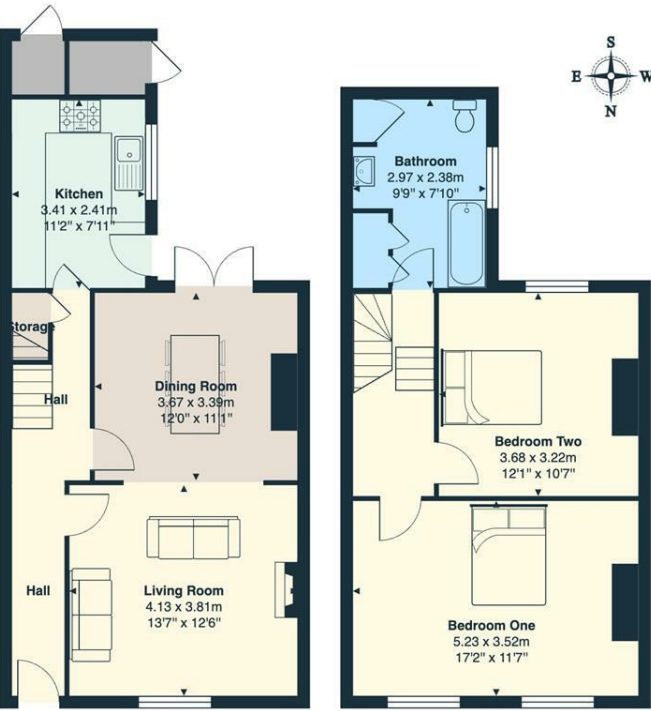
TENURE
We are informed by the owner that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX
Band - E

ADDITIONAL INFORMATION
Fully double glazed
Modern fitted kitchen and bathroom
Outside storage
Feature log burner
Rental potential of £1,400 pcm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Total Area: 94.8 m² ... 1020 ft²
All measurements are approximate and for display purposes only