

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



BLOOM STREET  
PONTCANNA





#### HALLWAY

#### LOUNGE

2.74m'3.05m x 2.74m'3.05m (9'10 x 9'10)

#### DINER

3.05m'1.83m x 3.66m (10'6 x 12)

#### KITCHEN

2.44m'1.22m x 2.74m'0.61m (8'4 x 9'2)

#### BATHROOM

2.44m'0.91m x 2.74m'0.61m (8'3 x 9'2)

#### BEDROOM 1

3.96m'2.13m x 2.74m'3.05m (13'7 x 9'10)

#### BEDROOM 2

2.44m'1.83m x 3.35m'0.61m (8'6 x 11'2)

#### LOFT SPACE

Access via ladder

#### GARDEN

A low maintenance paved garden, with mature planters.

#### EPC

#### TENURE

We are advised that this property is freehold. This is to be confirmed by your legal representative.

#### SCHOOL CATCHMENT

My English medium primary catchment area is Radnor Primary School (year 2024-25)

My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

#### COUNCIL TAX

Band E







## BLOOM STREET

PONTCANNA, CF11 9QE - £390,000



2 Bedroom(s)



1 Bathroom(s)



777.00 sq ft

Welcome to Bloom Street, in the charming area of Pontcanna, Cardiff, this immaculately presented house offers a delightful opportunity for those seeking a comfortable and stylish home. The house is chain-free, allowing for a smooth and hassle-free purchase process, which is particularly appealing for first-time buyers or those looking to move quickly. Upon entering, you will be greeted by a welcoming reception room that offers plenty of space. The property boasts a spacious bathroom and with two well-proportioned bedrooms, this property is perfect for couples, small families, or individuals looking for an extra living space.

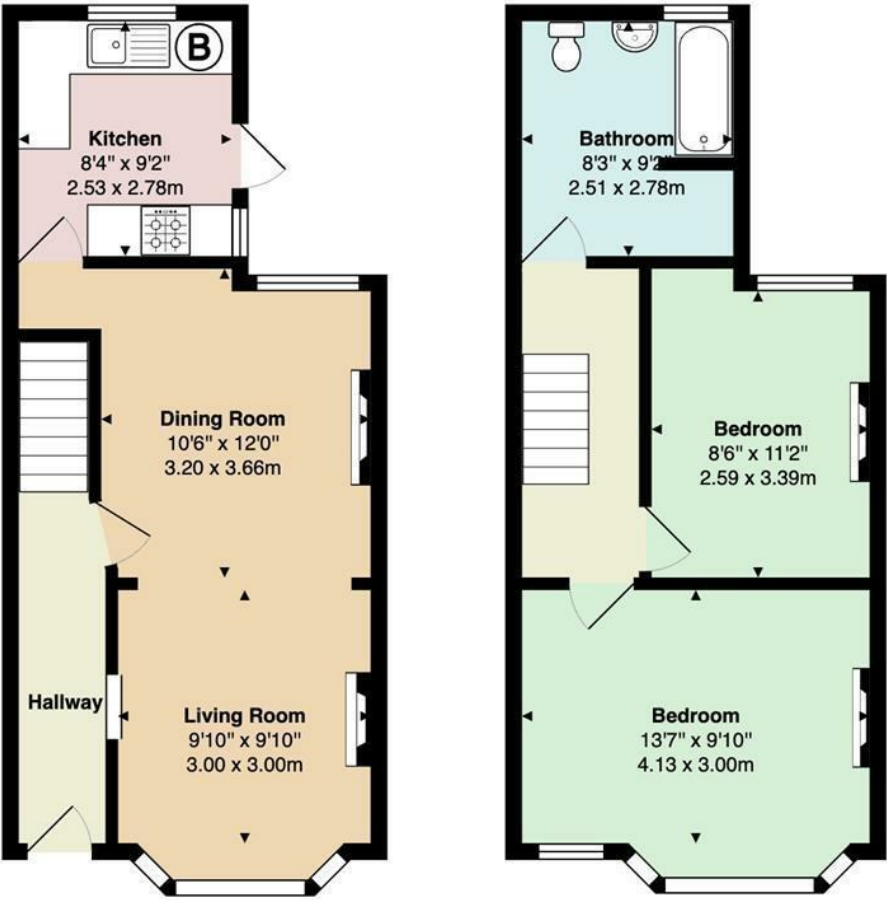
Situated on a popular road, this home benefits from the vibrant community of Pontcanna, known for its eclectic mix of independent shops, cafes, and parks, with easy access to the city centre of Cardiff, which is just a short distance away.



### PROPERTY SPECIALIST

Mrs Ruby Ledley  
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Valuer





Bloom Street  
Total Area: 777 ft² ... 72.2 m²  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	