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CARDIFF

VALE

CAERPHILLY

BRISTOL

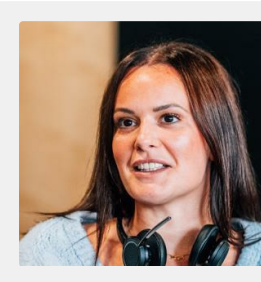


Ryder Street

PONTCANNA



Comments by Mrs Ruby Ledley

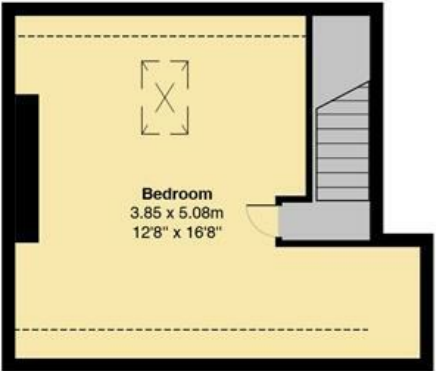


Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreycross.co.uk

A wonderful Victorian terrace on a friendly street. Large extension downstairs with light and airy kitchen/living space with large doors looking out onto well maintained and planted garden. Large front living room with fitted alcoves and fireplace in keeping with Victorian theme. Excellent location within Pontcanna for parks, bars and restaurants, cricket, rugby and the city centre in easy walking distance

Comments by the Homeowner



Ryder Street

Total Area: 165.9 m² ... 1785 ft²

All measurements are approximate and for display purposes only



Ryder Street

Pontcanna, Cardiff, CF11 9BT

Offers In Excess Of

£700,000



4 Bedroom(s)



2 Bathroom(s)



1785.00 sq ft



Contact our
Pontcanna Branch

02920 499680

An exceptional and beautifully extended mid-terrace home, this impressive property on Ryder Street has been thoughtfully and sympathetically modernised, perfectly blending contemporary style with its original character. Ideally positioned in the heart of highly sought-after Pontcanna, the property offers both charm and practicality in equal measure.

The accommodation is arranged over three floors and the ground floor briefly comprises a welcoming entrance hallway leading through to a stunning lounge to the front, featuring elegant bay windows and an original fireplace that create a charming focal point, ideal for both relaxing and entertaining. The ground floor is further enhanced by beautiful original wood flooring throughout, adding warmth, character, and a timeless appeal to the space. Complementing this level is a convenient cloakroom WC, a useful utility room, and a striking rear space comprising a modern open-plan kitchen, dining and living area with sliding doors leading too a well maintained garden. This light-filled area forms the true heart of the home, featuring contemporary fittings and ample space for everyday living as well as hosting guests.

To the first floor are three well-proportioned bedrooms, including a superb principal bedroom benefitting from a stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms on this level. The accommodation is completed by a fourth bedroom on the second floor.

This outstanding home combines elegant interiors with a prime location, making it an ideal choice for those seeking a stylish property in one of Cardiff's most desirable neighbourhoods.

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Living Room 12'8" x 11'5" (3.88 x 3.48)	EPC
Sitting Room 11'3" x 11'7" (3.44 x 3.54)	TBC
Utility Room	Council Tax Band
Kitchen 10'5" x 9'9" (3.18 x 2.99)	G
Living Room (Rear) 16'9" x 18'1" (5.12 x 5.53)	School Catchments
Bedroom 16'9" x 11'5" (5.12 x 3.48)	English medium primary catchment area is Severn Primary School
Ensuite	English medium secondary catchment area is Fitzalan High School
Bedroom 11'0" x 8'3" (3.36 x 2.53)	Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch
Bathroom	Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Bedroom 10'5" x 10'4" (3.18 x 3.15)	
Bedroom 12'7" x 16'7" (3.85 x 5.08)	





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		
England & Wales	EU Directive 2002/91/EC	

