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CARDIFF

VALE

CAERPHILLY

BRISTOL



Heol Wilf Wooller

PONTCANNA



Comments by Ms Gemma Simmonite



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4 Heol Wilf Wooller, Pontcanna

Total Area: 1694 ft² ... 157.4 m²

All measurements are approximate and for display purposes only



Comments by the Homeowner



Heol Wilf Wooller

Pontcanna, Cardiff, CF11 9JL

PCM

£2,500 PCM



4 Bedroom(s)



2 Bathroom(s)



1694.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Jeffrey Ross are delighted to market this stunning four bedroom three storey end terrace townhouse with garage. This private cul-de-sac is ideally located in the centre of Pontcanna just a few minutes from the amenities of Cathedral Road and Pontcanna Fields itself. This freshly refurbished and redecorated property briefly comprises hallway, TV lounge/4th bedroom, cloakroom WC, kitchen/diner, orangery, sitting room, two bathrooms and three further double bedrooms. Driveway parking, garage and large garden to rear. Please be aware the property will be let UNFURNISHED. Available from 15/08/26

EPC Rating: D
Council Tax Band: G

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



General NHBC 10 year building warranty dated from 2010 Thermally efficient cavity walls with feature brickwork and stone Factory finished UPVC double glazed windows with locks and 10 year UPVC guarantee Factory finished UPVC fascias, barge boards and soffit's and black UPVC rainwater goods Composite feature secure front door Glazed UPVC french doors Sensored external security lighting to front and rear Bathroom's professionally designed by Porcelanosa Chrome feature towel rail to main bathroom and master en suite TV points to lounge, bedroom 1 and study Telephone points to lounge, family room and bedroom 1 Mains linked smoke detectors Thermally efficient gas central heating with thermostatically controlled radiator valves Mains pressure shower to bathroom and en suite	Kitchen 15'5" x 12'0" (4.71m x 3.68m) Stylish 'Sigma 3' walnut fitted kitchen with complimenting composite worktops, central island with drawer units, tiled flooring, in built sink and drainer, built in wash dryer, American Fridge Freezer, oven and gas hob, chimney extractor, dishwasher, Upvc double glazed window; open plan with.....	Bathroom Porcelanosa bathroom with bath and mains pressure shower over, close coupled WC, wall and floor tiling, radiator, heated towel rail, pedestal wash hand basin and obscured double glazed window.
Hallway 16'4" x 6'3" to 9'10" (4.98m x 1.91m to 3.01m)	Orangery/Dining Area 15'1" x 7'9" (4.61m x 2.37m) Tiled flooring continued, floor to ceiling windows, vaulted ceiling which looks up to the lounge gallery. Bi-folding doors to side elevation leading to the rear garden and velux window.	Bedroom 2 15'6" x 10'1" max (4.73m x 3.08m max) Spacious double bedroom with carpeted flooring, Upvc double glazed window and velux.
Cloakroom WC White suite to comprise close coupled WC with hidden cistern, wash hand basin, radiator, tiled flooring and half tiled walls.	First Floor Generous landing with study area, stairs leading to second floor, Upvc double glazed window and oak doors leading to store cupboard, lounge, family bathroom and bedroom three.	2nd Landing
Sitting Room/Bedroom 4 12'4" to 14'4" into bay (3.78m to 4.37m into bay) Bay fronted room with linoleum flooring, TV point and Upvc double glazed windows.	Lounge 15'6" x 12'0" to 16'4" to gallery (4.73m x 3.67m to 5m to gallery) Carpeted flooring, coved ceiling, smooth plaster walls and Upvc double glazed French doors onto Juliette balcony. Glass balustrade looking into orangery.	Bedroom One 15'6" x 11'7" (4.73m x 3.55m) Master bedroom with fitted wardrobes, carpeted flooring, smooth plaster walls, 2 x velux windows, TV point and oak doorway to.....
	Bedroom 3 10'5" into bay x 8'11" (3.19m into bay x 2.73m) A double bedroom with carpeted flooring currently being used as a dressing room, neutral decor, Upvc double glazed window.	En-suite Contemporary porcelanosa bathroom to comprise of walk in shower, pedestal wash hand basin, close coupled WC, wall and floor tiling and heated towel rail.
		Garden A fantastically large garden for Pontcanna! Landscaped rear garden with pedestrian access to garage,
		Garage 15'11" x 9'8" (4.87m x 2.97m) Garage with power and lighting, door way to rear and up and over door to front.





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

