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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Wyndham Crescent*





# Wyndham Crescent

, Cardiff, CF11 9EF

Offers In The Region Of

£525,000



5 Bedroom(s)



0 Bathroom(s)



2510.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

This impressive larger style Victorian semi detached house offers a splendid blend of elegance and spacious living. With a generous 2,510 square feet of living space, this property is perfect for families seeking comfort and style or for someone who needs a lot of space.

Requiring some updating but full of original features, the house boasts multiple reception rooms, providing ample space for entertaining guests or enjoying quiet family time. The five spacious bedrooms offer a peaceful retreat, ensuring everyone has their own sanctuary.

For those who appreciate convenience, the property includes garage parking to the rear, providing additional storage or workshop space. The absence of a chain means that you can move in without delay, making this home an even more attractive prospect.

This delightful Victorian residence is not just a house; it is a place where memories can be made. With its prime location and generous living space, it presents a rare opportunity to acquire a truly remarkable home in Cardiff. Whether you are looking to settle down or invest, this property is sure to impress.



|                                                                    |                                                                                   |                                                                                                                                                                                  |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Storm Porch                                                        | Inner Room Two 8'3" x 3'4" (2.51m x 1.02m)                                        | Rear Garage                                                                                                                                                                      |
| Entrance Hallway 38'8" max x 6'1" max (11.79m max x 1.85m max)     | Ground Floor Rear Room 19'9" x 9'4" (6.02m x 2.84m)                               | The property benefits from a garage situated to the rear of the property and can be accessed via Wyndham Road                                                                    |
| Front Room 16'4" x 13' (4.98m x 3.96m)                             | Ground Floor Side Room 14' x 6'3" (4.27m x 1.91m)                                 | Tenure                                                                                                                                                                           |
| Second Reception 13' x 10'9" (3.96m x 3.28m)                       | First Floor Landing 14'4" x 6'2" (4.37m x 1.88m)                                  | We have been advised that the property is freehold, your legal representative should confirm this.                                                                               |
| Rear Entrance 5'6" x 2'11" (1.68m x 0.89m)                         | Bedroom One 17'5" x 16'6" (5.31m x 5.03m)                                         | Council Tax                                                                                                                                                                      |
| Ground Floor First Inner Room 12'6" max x 8'8" (3.81m max x 2.64m) | Bedroom Two 13'1" x 10'10" (3.99m x 3.30m)                                        | Unclassified                                                                                                                                                                     |
| Ground Floor Second Inner Room 11'1" x 7'5" (3.38m x 2.26m)        | Inner Hall                                                                        | Construction                                                                                                                                                                     |
| Ground Floor Third Inner Room 16'5" x 5'10" (5.00m x 1.78m)        | Side Room 5'3" x 3'6" (1.60m x 1.07m)                                             | Traditional brick victorian property with pitched roof.                                                                                                                          |
| Inner Hal 5'10" x 4' (1.78m x 1.22m)                               | Kitchenette 8'6" x 5'2" (2.59m x 1.57m )                                          | EPC                                                                                                                                                                              |
| Inner Room One 6'5" x 2'10" (1.96m x 0.86m)                        | Bedroom Three 11'7" x 8'10" (3.53m x 2.69m)                                       | TBC                                                                                                                                                                              |
| Inner Hall 10'5" x 2'9" (3.18m x 0.84m)                            | Bedroom Four 15'1" x 1'2" (approx dimensions) (4.60m x 0.36m (approx dimensions)) | Mobile & Broadband                                                                                                                                                               |
|                                                                    | Bedroom Five 17'9" x 13'8" (5.41m x 4.17m)                                        | There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors. Broadband speeds of up to 1800 Mbps are available. |
|                                                                    |                                                                                   | School Catchment                                                                                                                                                                 |
|                                                                    |                                                                                   | Severn Primary School<br>Fitzalan High School (year 2024-25)                                                                                                                     |
|                                                                    |                                                                                   | Ysgol Pwll Coch (year 2024-25)<br>Ysgol Gyfun Gymraeg Glantaf (year 2024-25)                                                                                                     |









| 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<br>2002/91/EC |

