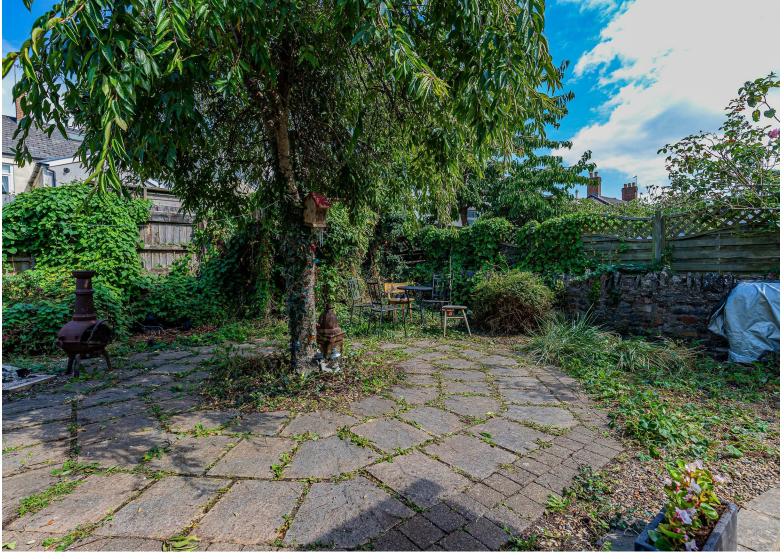
CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS

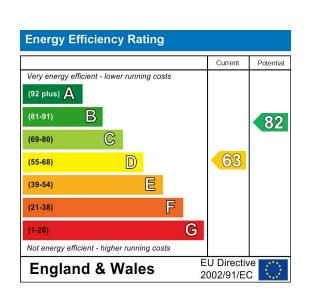


JeffreyRoss











HALLWAY

LOUNGE

4.17m x 3.99m (13'8" x 13'1")

DINING ROOM

4.01m x 3.43m (13'2" x 11'3")

DINING ROOM

3.78m x 0.30m-'2.74m (12'5" x 1-'9")

KITCHEN

3.96m x 3.28m (13' x 10'9")

W.C

LANDING

BEDROOM

4.17m x 3.86m (13'8" x 12'8")

BEDROOM

4.01m x 3.51m (13'2" x 11'6")

BEDROOM

3.76m x 3.35m (12'4" x 11')

BEDROOM

2.64m x 1.42m (8'8" x 4'8")

BATHROOM

3.35m x 2.08m (11' x 6'10")

REAR GARDEN

An enclosed rear garden with stone wall and wooden fenced boundaries. Octagonal paved patio seating area. Raised flower beds.

SCHOOL CATCHMENT

My English medium primary catchment area is Severn Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. 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)

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note -Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

TENURE

Freehold- To be confirmed by your legal advisor

COUNCIL TAX

Band E

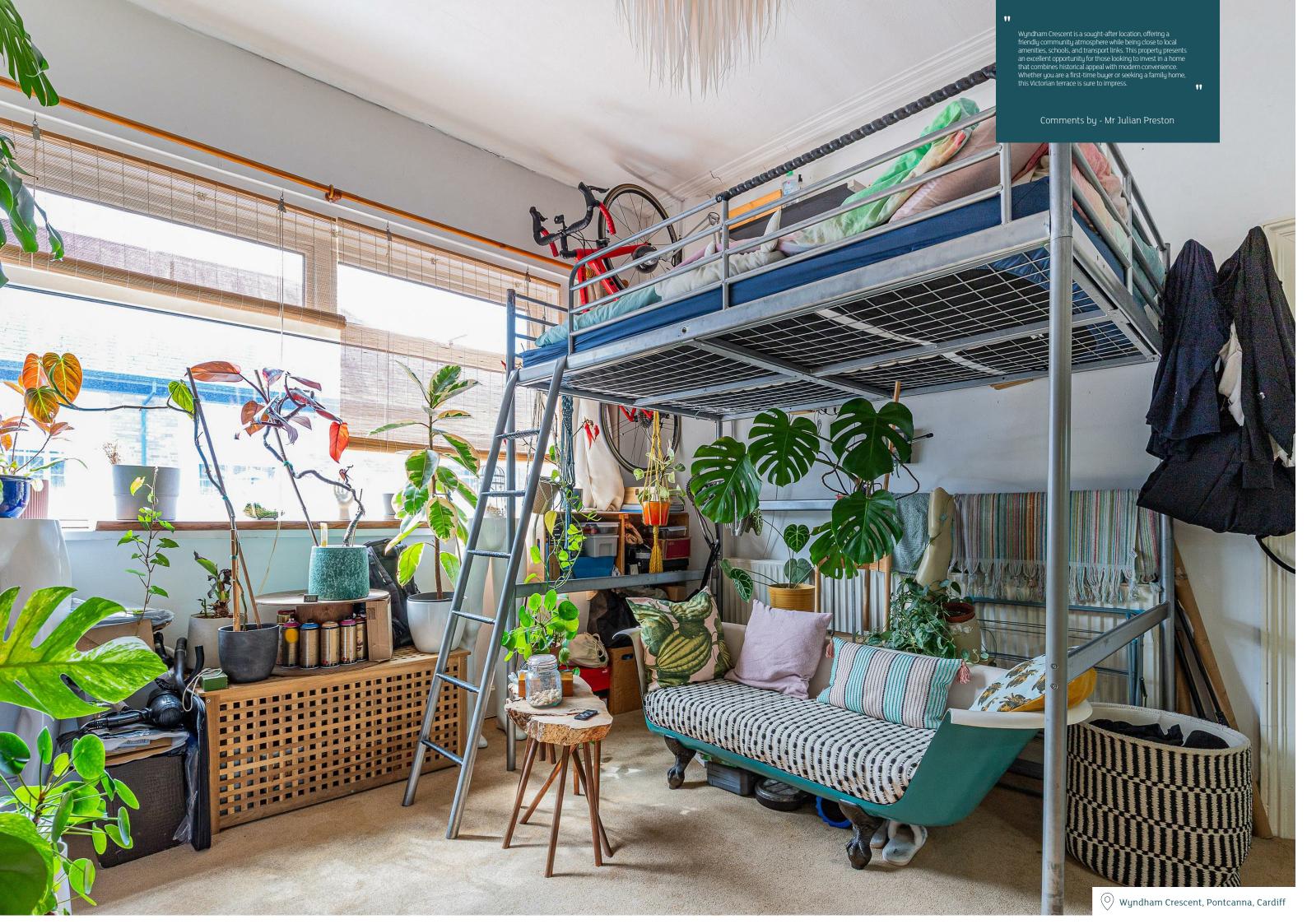
TAX BAND

Ε

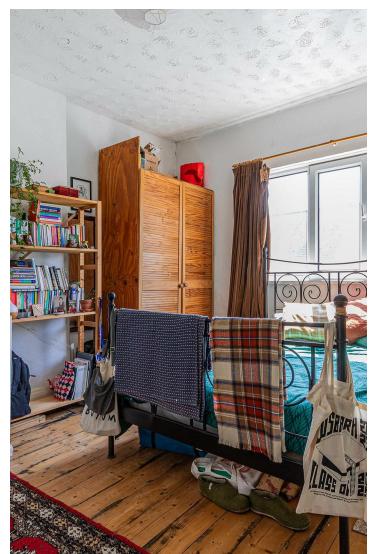
EPC

MOBILE & BROADBAND

Broadband up to 1800 Mbps and phone signal is good outdoors and variable indoors.







WYNDHAM CRESCENT

PONTCANNA, CF11 9EF - £400,000







Located on Wyndham Crescent, Pontcanna in Cardiff, this delightful Victorian mid-terrace house offers a perfect blend of traditional character and modern living. Spanning an impressive 1,483 square feet, the property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The house features three spacious bedrooms, with the potential to convert a reception room into a fourth bedroom, catering to the needs of families or those seeking extra space. The bathroom is conveniently located, ensuring comfort and practicality for everyday living. One of the standout features of this property is the enclosed rear garden, a lovely outdoor space ideal for enjoying the fresh air, gardening, or hosting summer gatherings. The Victorian architecture adds a touch of sleagues, with period details that enhance the home's charm Victorian architecture adds a touch of elegance, with period details that enhance the home's charm.

 $Pont canna\ is\ an\ affluent\ suburb\ recently\ recognised\ by\ The\ Sunday\ Times\ as\ one\ of\ the\ 30\ most\ fashionable$ places to live in the UK. Known for its charming period properties and vibrant cafe culture. This property presents an excellent opportunity for those looking to invest in a home that combines historical appeal with modern convenience. Whether you are a first-time buyer or seeking a family home, this Victorian terrace is sure to impress and is sold with no onward chain.

PROPERTY SPECIALIST

Mr Julian Preston

julian@jeffreyross.co.uk 02920 499 680 Senior valuer





