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CARDIFF

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BRISTOL



Plasterton Avenue



A beautifully presented garden apartment, which has been lovingly refurbished to a high standard, whilst retaining the original features.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

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Plasturton Avenue, Pontcanna

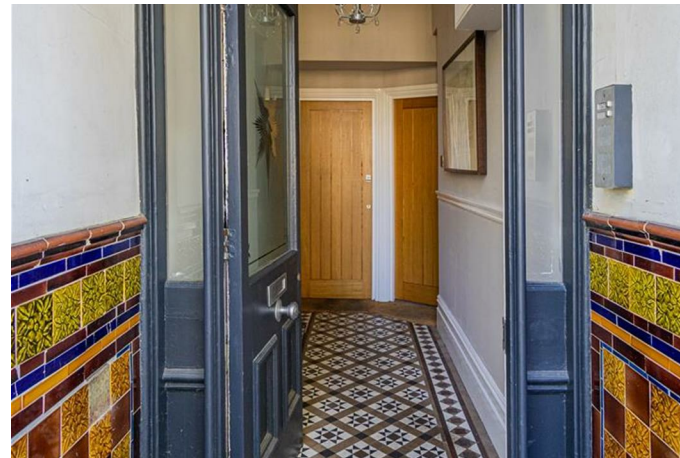
Total Area: 841 ft² ... 78.1 m²

All measurements are approximate and for display purposes only

I have absolutely loved living in this flat for the last 8.5 years! It is in the heart of Pontcanna on a beautiful street with wonderful neighbours who have become real friends over the years. The flat has been exceptionally low maintenance, with a gorgeous garden that opens out through bifold doors from a large kitchen diner, which has created the most wonderful indoor - outdoor living space. I fell in love with the old original features including the beautiful ceilings which have all stood the test of time.

Comments by the Homeowner





Plasturton Avenue

, Cardiff, CF11 9HJ

Offers Over

£350,000



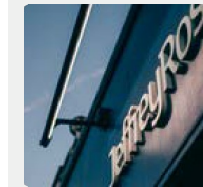
2 Bedroom(s)



null Bathroom(s)



sq ft



Contact our
Pontcanna Branch

02920 499680

This beautifully refurbished ground floor apartment on Plasturton Avenue presents an excellent opportunity for those seeking a stylish and comfortable home in one of Cardiff's most sought-after neighbourhoods. This charming garden apartment offers a perfect blend of modern living and classic elegance. Boasting two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable space to call home.

Refurbished throughout, the flat retains its original features, adding character and warmth to the living environment. The thoughtful renovations ensure that the property meets contemporary standards while preserving its unique charm.

One of the standout features of this flat is the private garden, which is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This tranquil area is perfect for relaxing or entertaining guests, making it a delightful extension of your living space.

Situated in a prime location, you will find yourself within easy reach of local amenities, parks, and vibrant community life that Pontcanna is known for. This area is well-connected, providing convenient access to Cardiff city centre and beyond.

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Porch	Tenure
Communal Hallway	Leasehold, Share of Freehold. 990 years remaining. This is to be confirmed by your legal representative.
Hallway	Service Charge
Kitchen Diner & Lounge 11'9 x 22'7 (3.58m x 6.88m)	£30 pcm.
Bedroom 1 12'5 x 13'8 (3.78m x 4.17m)	Ground Rent
Bedroom 2 11'2 x 13'10 (3.40m x 4.22m)	Peppercom
Bathroom 5'3 x 7'5 (1.60m x 2.26m)	
Garden	
Private low maintenance with lane access.	
EPC	
RATING	
Council Tax	
BAND	





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

