

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss




WYNDHAM ROAD

PONTCANNA





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

**PORCH**

**HALLWAY**

4.62m x 1.57m max (15'2" x 5'2" max)

**LOUNGE**

3.99m max x 3.68m max (13'1" max x 12'1" max)

**DINING ROOM**

3.30m max x 3.12m max (10'10" max x 10'3" max)

**LEAN TO**

1.88m x 1.47m (6'2" x 4'10")

**SITTING ROOM**

3.61m x 2.84m (11'10" x 9'4")

**KITCHEN**

3.20m x 1.80m " not including side extension (10'6" x 5'11 " not including side extension)

**LANDING**

3.66m x 1.55m (12' x 5'1")

**BEDROOM**

4.80m x 3.28m (15'9" x 10'9")

**BEDROOM**

3.63m x 3.18m (11'11" x 10'5")

**BATHROOM**

3.45m x 1.42m (11'4" x 4'8")

**OFFICE/STORE**

3.43m x 1.42m (11'3" x 4'8")

Potential to be opened up to the bathroom making a size approx 11'3" x 9'3" for a bigger bathroom.

**GARDEN**

An enclosed rear garden with stone wall and wooden fence boundaries. Paved patio with raised borders.

**BROADBAND & MOBILE SIGNAL**

Up to 1800 Mbps and internal phone signal is likely.

**SCHOOL CATCHMENT**

My English medium primary catchment area is Severn Primary School (year 2024-25)  
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)

**EPC**

Rated D

**COUNCIL TAX**

Band E

**TENURE**

We have been advised by our seller that the property is Freehold. Your legal representative should confirm this.



“  
A great location and a property that you can really put your stamp on. Two good size double bedrooms, three receptions and the chance to make a good size bathroom means this property is sure to gather interest.  
”

Comments by - Mr Julian Preston





# WYNDHAM ROAD

PONTCANNA, CF11 9EJ - £300,000

 2 bedrooms  1 bathroom(s)  1089.00 sq ft

Nestled on the sought-after Wyndham Road in Pontcanna, Cardiff, this traditional mid-terrace house presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms and a conveniently located first-floor bathroom, the property offers a comfortable living space that can be tailored to your personal taste. The house boasts three reception rooms, providing ample space for entertaining guests or enjoying quiet family time. Each room is filled with potential, allowing for creative remodelling to suit your lifestyle needs. The charm of this property lies in its traditional features, which can be enhanced through thoughtful renovations. Situated in the popular Pontcanna area, this home benefits from a vibrant community and easy access to local amenities, making it an ideal choice for families and professionals alike. With a little imagination and effort, this property can be transformed into a stunning residence that reflects your unique style. Whether you are a first-time buyer or an investor looking for a project, this house on Wyndham Road is a promising prospect. Embrace the chance to make this property your own and enjoy all that Cardiff has to offer.

## PROPERTY SPECIALIST

**Mr Julian Preston**  
julian@jeffreygross.co.uk  
02920 499 680  
Senior valuer

