

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

TAIR ERW GAIN  
PONTCANNNA





TAIR ERW GAIN

PONTCANNA, CF11 9FT - £545,000

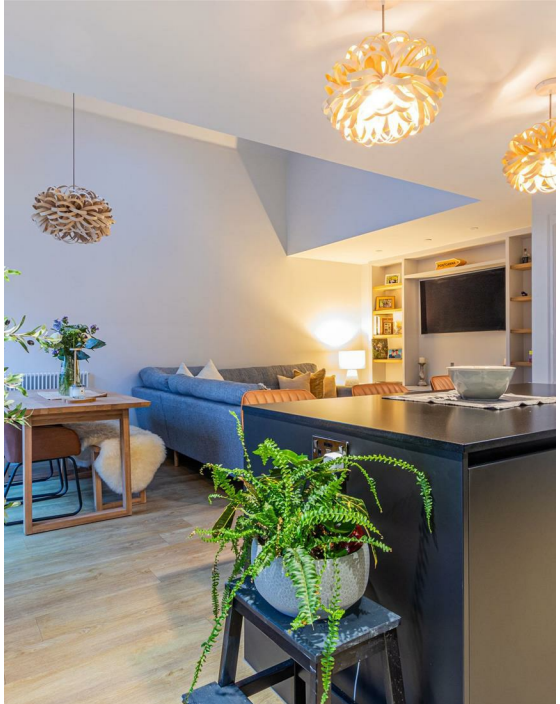
JeffreyRoss are proud to bring to the market this newly built Detached Coach house in the heart of the Laundry Quarter development in Pontcanna. This impressive and unique home is set over two floors and benefits an undercroft parking space. The property briefly comprises Entrance hall, stairs leading to first floor hallway with doors to bedroom two, family bathroom, open plan living kitchen and dining area with impressive central island and doors to balcony. To the second floor is the master bedroom with ensuite and fitted wardrobes as well as second reception area with glazed balustrade looking into the living are on the first floor. this versatile room would make an ideal home office or guest bedroom. The property is set in approx 1, 488 SQFT with the balcony facing South. Furthermore the property is Freehold with a management charge of circa £400 per annum. EPC RATING - B

Take a closer look at this impressive home via the Virtual tour link, it even allows you to space plan for furniture using the measuring tool on a desktop computer.

2 bedroom(s) 2 bathroom(s) 1487.67 sq ft

- ENTRANCE HALLWAY
- HALLWAY
- BEDROOM TWO  
4.27m x 3.85m (14'0" x 12'7")
- BUILT IN CUPBOARD
- BATHROOM  
1.72m x 2.53m (5'7" x 8'3")
- KITCHEN AREA  
3.23m x 4.43m (10'7" x 14'6")  
Benefits central island, wine cooler, integrated oven and fridge freezer, Quooker hot water tap.
- LIVING / DINING AREA  
3.15m x 5.74m (10'4" x 18'9")  
Fitted TV unit and additional storage.
- STORAGE CUPBOARD  
Fitted cupboards, great storage area.
- UNDERSTAIRS CUPBOARD
- STAIRS TO FIRST FLOOR
- LANDING  
Doors to Master bedroom and versatile reception room
- MASTER BEDROOM  
5.73m x 4.01m (18'9" x 13'1")
- ENSUITE  
1.68m x 2.27m (5'6" x 7'5")
- SECOND RECEPTION / HOME OFFICE  
Versatile space that would make an excellent home office, second reception room or guest bedroom for Air bnb. This area benefits for glass balustrade that looks over the kitchen, living and dining area.
- BALCONY  
South facing balcony accessed off the dining area
- PARKING  
Allocated space 14 underneath
- TENURE  
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
- COUNCIL TAX  
Band C
- ADDITIONAL INFORMATION  
Management charge for the development is approx £400 per annum.  
10 year warranty from new.  
1,488 SQFT rivals most 3 bedrooms terraced homes in the area.  
Ground floor secure storage room for bikes/bin storage  
Nest remote heating and CCTV system installed

NB. Some of the furniture may be available to purchase, subject to separate negotiation



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 93        |
| (81-91) B                                   | 85                      |           |
| (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 |           |

14 Tair Erw Gain, Pontcanna, CRF

Main Building: Total Interior Area Above Grade 118.19 m²



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.