

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Teilo Street

PONTCANNA



A house full of character and warmth. A property that provides plenty of potential for anyone who is looking for a house a stone throw away from Pontcanna Fields.

Comments by Mrs Ruby Ledley

Property Specialist
Mrs Ruby Ledley
 Valuer

ruby@jeffreycross.co.uk



The location is unbeatable & the house offers 4 double bedrooms.

Comments by the Homeowner





Teilo Street

Pontcanna, Cardiff, CF11 9JN

Offers In Excess Of

£675,000



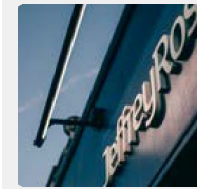
4 Bedroom(s)



2 Bathroom(s)



2012.00 sq ft



Contact our
Pontcanna Branch

02920 499680

This impressive four-bedroom home on Teilo Street combines generous proportions with a wealth of original character.

Arranged over three floors and extending to approximately 2,012 sq ft, the property offers an abundance of versatile living and bedroom space, making it an excellent choice for families or buyers looking for a home with room to grow.

On entering, you are welcomed by two spacious reception rooms, each retaining a selection of original features that bring warmth, character and individuality to the property. Both rooms offer excellent versatility and can be adapted to suit a variety of lifestyles, whether used as formal living and dining spaces, a family room or a home office.

The accommodation continues with four well-proportioned bedrooms, providing comfortable space for family and guests, along with two bathrooms for added convenience.

To the rear, the generous garden benefits from a substantial outbuilding, offering exciting potential for a variety of uses. It could provide an ideal home office, creative studio, workshop, gym or playroom, subject to the necessary permissions.

The property is also offered chain free, helping to provide a straightforward and potentially smoother purchase process.

Combining impressive living space, attractive original features and excellent versatility, this Teilo Street residence represents a wonderful opportunity to create a substantial family home in one of Cardiff's most desirable and vibrant neighbourhoods.



Entrance Hallway	Shower Room
Living Room 11'10 x 15'2 (3.61m x 4.62m)	Garden
Library 10'1 x 12'7 (3.07m x 3.84m)	Out Building 11'4 x 16'7 (3.45m x 5.05m)
Dining Room 10'7 x 17'1 (3.23m x 5.21m)	EPC
Kitchen 10'7 x 11'9 (3.23m x 3.58m)	TBC
Breakfast Room 10'7 x 6'5 (3.23m x 1.96m)	Council Tax
Landing	BAND G
Bedroom 1 13'9 x 15'2 (4.19m x 4.62m)	Tenure
Bedroom 2 10 x 12'7 (3.05m x 3.84m)	Freehold. This is to be confirmed by your legal advisor.
Bedroom 3 10'7 x 11'11 (3.23m x 3.63m)	School Catchment
Bedroom 4 12'7 x 16'3 (3.84m x 4.95m)	My English medium primary catchment area is Severn Primary School
Bathroom	My English medium secondary catchment area is Fitzalan High School
	My Welsh medium primary catchment area is Ysgol Pencae
	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf





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	

