www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL





Comments by Mr Julian Preston



Property Specialist

Mr Julian Preston

Senior valuer

julian@jeffreyross.co.uk

This delightful Victorian residence is not just a house; it is a place where memories can be made. With its prime location and generous living space, it presents a rare opportunity to acquire a truly remarkable home in Cardiff. Whether you are looking to settle down or invest, this property is sure to impress.

Comments by the Homeowner









Wyndham Crescent

, Cardiff, CF11 9EF

Offers In Excess Of

£405,000

5 Bedroom(s) | 0 Bathroom(s) | 2510.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Property now listed for Auction Three storey, semi-detached property in this popular area in Cardiff. Currently arranged as an office over three floors but would be suitable for residential conversion, subject to consent.

Currently registered as a commercial premises as the property was once an accountancy but could make a lovely family home with the correct change of use. Spanning some 2510 square feet and has lots of original features and could offer up to five bedrooms.

The property has been heavily extended over the years and requires refurbishment. It could offer residentially an entrance hallway, lounge, dining room, kitchen, utility room to the ground floor areas. Upstairs on the first floor could be three bedrooms, bathroom and separate W.C. The top floor has a landing and the possibility of two further bedrooms.
The rear of the property has a good size storage area as well as a rear garden. There is access to the rear into Wyndham Road.

The property is constructed with traditional brick work with a pitched slate roof and mostly UPVC double glazed windows.

Wyndham crescent is located on the edge of Pontcanna and Canton and is in easy reach of the bars, restaurants and shops of Pontcanna and Cowbridge road east.

Accommodation
GF- Entrance hallway, five rooms, rear lobby, WC, rear store
FF - Landing, kitchenette, storeroom, three rooms
SF - Landing, two rooms



Storm Porch

Entrance Hallway 38'8" max x 6'1" max (11.79m max x 1.85m max)

Front Room 16'4" x 13' (4.98m x 3.96m)

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

Rear Entrance 5'6" x 2'11" (1.68m x 0.89m)

Ground Floor First Inner Room 12'6" max x 8'8" (3.81m max x 2.64m)

Ground Floor Second Inner Room 11'1" x 7'5" (3.38m x 2.26m)

Ground Floor Third Inner Room 16'5" x 5'10" (5.00m x 1.78m)

Inner Hal 5'10" x 4' (1.78m x 1.22m)

Inner Room One 6'5" x 2'10" (1.96m x 0.86m)

Inner Hall 10'5" x 2'9" (3.18m x 0.84m)

Inner Room Two 8'3" x 3'4" (2.51m x 1.02m)

Ground Floor Rear Room 19'9" x 9'4" (6.02m x 2.84m)

Ground Floor Side Room 14' x 6'3" (4.27m x 1.91m)

First Floor Landing 14'4" x 6'2" (4.37m x 1.88m)

Bedroom One 17'5" x 16'6" (5.31m x 5.03m)

Bedroom Two 13'1" x 10'10" (3.99m x 3.30m)

Inner Hall

Side Room 5'3" x 3'6" (1.60m x 1.07m)

Kitchenette 8'6" x 5'2" (2.59m x 1.57m)

Bedroom Three 11'7" x 8'10" (3.53m x 2.69m)

Bedroom Four 15'1" x 1'2" (approx dimensions) (4.60m x 0.36m (approx dimensions))

Bedroom Five 17'9" x 13'8" (5.41m x 4.17m)

Rear Garage

The property benefits from a garage situated to the rear of the property and can be accessed via Wyndham Road

Tenure

We have been advised that the property is freehold, your legal representative should confirm this.

Council Tax

Unclassified

Construction

Traditional brick victorian property with pitched roof.

EPC

TBC

Mobile & Broadband

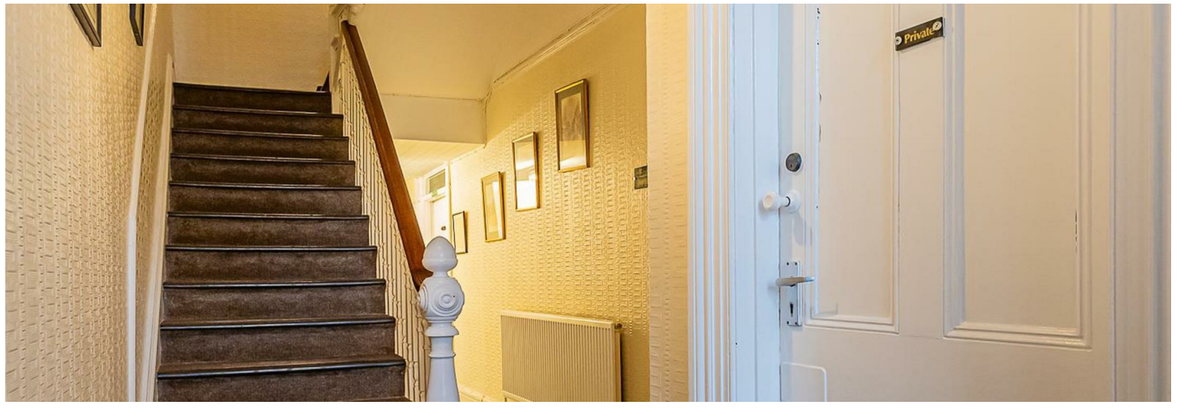
There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors. Broadband speeds of up to 1800 Mbps are available.

School Catchment

Severn Primary School
Fitzalan High School (year 2024-25)

Ysgol Pwll Coch (year 2024-25)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



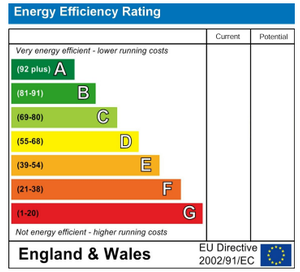

Private






brother




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



