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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Kyeilog Street*

PONTCANNA



A house full of character and charm, on one of Pontcannas most desirable streets.

Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

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Comments by the Homeowner





# Kyveilog Street

*Pontcanna, Cardiff, CF11 9JA*

Offers In Excess Of

**£850,000**



5 Bedroom(s)



2 Bathroom(s)



2424.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Jeffrey Ross are pleased to welcome to market this impressive house on Kyveilog Street. Spanning an expansive 2,195 square feet, this property is ideal for families or those seeking ample room for entertaining. This property offers style and originality in abundance.

Upon entering, you are greeted by two inviting reception rooms, providing versatile spaces that can be tailored to your lifestyle. Whether you envision a cosy sitting room for family gatherings or a formal dining area for entertaining guests, these rooms offer the perfect backdrop.

The house boasts five well-proportioned bedrooms, ensuring that everyone has their own private retreat. Each room is unique and the current owners have succeeded in creating a warm and welcoming atmosphere. The two bathrooms are thoughtfully designed, while providing a touch of luxury.

Located in the desirable Pontcanna area, this property is surrounded by a vibrant community, with an array of local shops, cafes, and parks just a stone's throw away. The neighbourhood is known for its picturesque streets and friendly atmosphere, making it an ideal place to call home.

This house on Kyveilog Street presents a wonderful opportunity for those looking to settle in a spacious and well-appointed residence in one of Cardiff's most sought-after locations.

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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|                                                                                                                             |                                                            |                                                |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------|
| <b>EPC</b><br>RATING D                                                                                                      | <b>WC</b>                                                  | <b>Bedroom 5</b> 12'4 x 11'11 (3.76m x 3.63m ) |
| <b>Tenure</b><br>Freehold - To be confirmed by your legal advisor                                                           | <b>Kitchen/Breakfast Room</b> 17'11 x 11'1 (5.46m x 3.38m) | <b>Bathroom 2</b>                              |
| <b>Council Tax</b><br>Band H                                                                                                | <b>Conservatory</b>                                        |                                                |
| <b>School Catchment</b><br>Severn Primary School<br>Fitzalan High School<br><br>Ysgol Pencae<br>Ysgol Gyfun Gymraeg Glantaf | <b>First Floor</b>                                         |                                                |
|                                                                                                                             | <b>Landing</b>                                             |                                                |
|                                                                                                                             | <b>Bedroom 1</b> 18'6 x 12'6 (5.64m x 3.81m)               |                                                |
|                                                                                                                             | <b>Bedroom 4</b> 12'4 x 11'11 (3.76m x 3.63m)              |                                                |
| <b>Basement</b> 28 x 3'11 (8.53m x 1.19m)                                                                                   | <b>Bedroom 3</b> 17'10 x 11'2 (5.44m x 3.40m)              |                                                |
| <b>Reception Room</b> 13'11 x 13 (4.24m x 3.96m)                                                                            | <b>Bathroom</b>                                            |                                                |
| <b>Dining Room</b> 12'4 x 11'11 (3.76m x 3.63m)                                                                             | <b>Second Floor</b>                                        |                                                |
| <b>Sun Room</b> 7'2 x 3'10 (2.18m x 1.17m)                                                                                  | <b>Landing</b>                                             |                                                |
|                                                                                                                             | <b>Bedroom 2</b> 18'6 x 12'4 (5.64m x 3.76m)               |                                                |





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 84                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         | 65                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

