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CARDIFF VALE CAERPHILLY BRISTOL





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

Comments by Mrs Ruby Ledley



Property Specialist

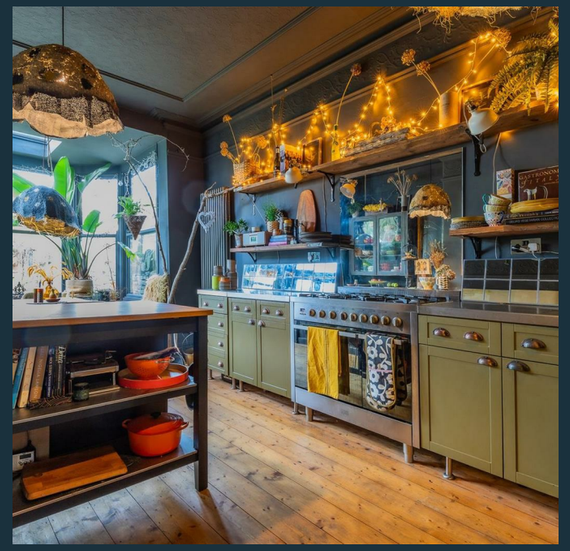
Mrs Ruby Ledley

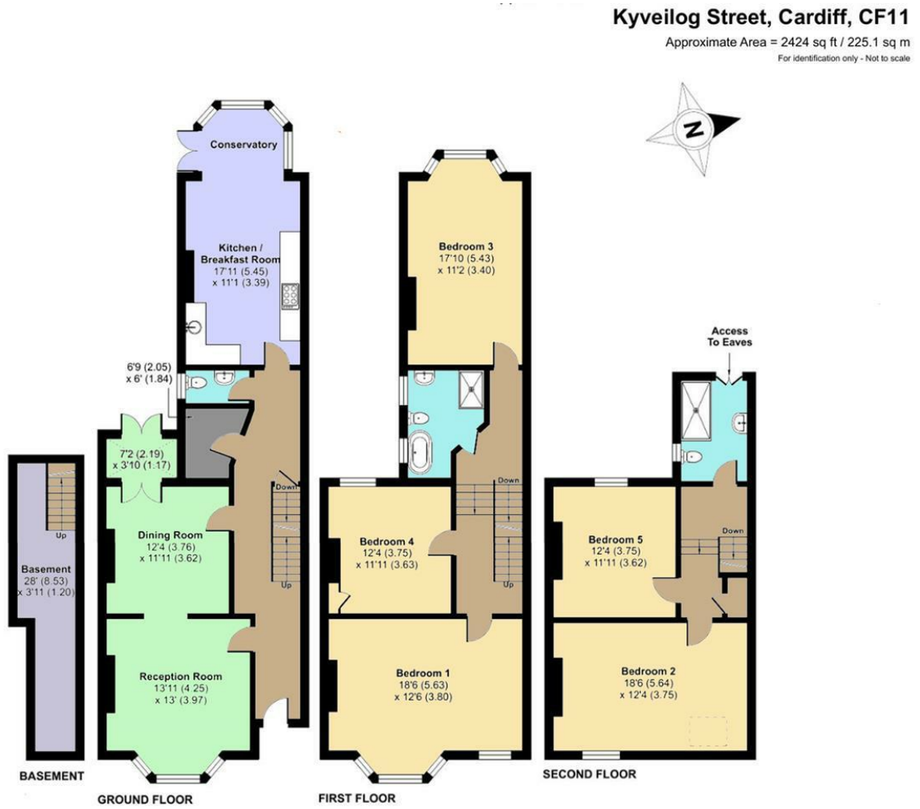
Valuer

ruby@jeffreyross.co.uk

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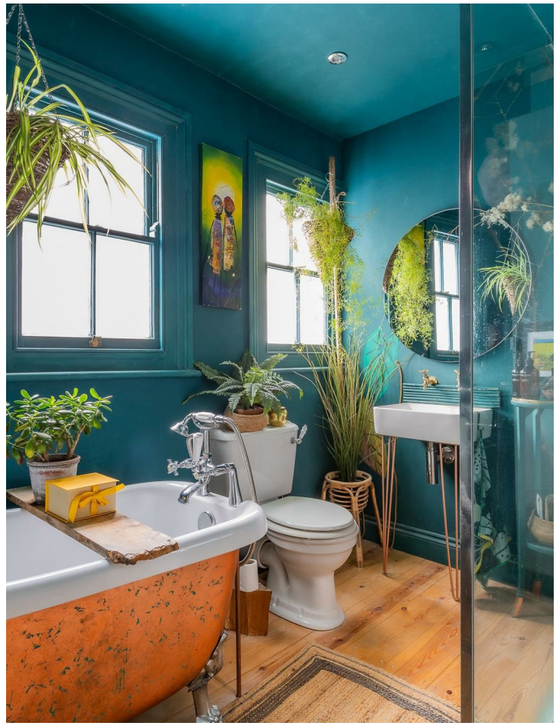
Comments by the Homeowner













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.





EPC

RATING D

Tenure

Freehold - To be confirmed by your legal advisor

Council Tax

Band H

School Catchment

Severn Primary School
Fitzalan High School

Ysgol Pencae
Ysgol Gyfun Gymraeg Glantaf

Hallway

Basement 28 x 3'11 (8.53m x 1.19m)

Reception Room 13'11 x 13 (4.24m x 3.96m)

Dining Room 12'4 x 11'11 (3.76m x 3.63m)

Sun Room 7'2 x 3'10 (2.18m x 1.17m)

WC

Kitchen/Breakfast Room 17'11 x 11'1 (5.46m x 3.38m)

Conservatory

First Floor

Landing

Bedroom 1 18'6 x 12'6 (5.64m x 3.81m)

Bedroom 4 12'4 x 11'11 (3.76m x 3.63m)

Bedroom 3 17'10 x 11'2 (5.44m x 3.40m)

Bathroom

Second Floor

Landing

Bedroom 2 18'6 x 12'4 (5.64m x 3.76m)

Bedroom 5 12'4 x 11'11 (3.76m x 3.63m)

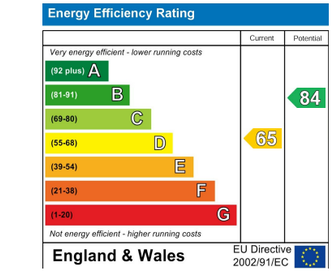
Bathroom 2










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
65
84
England & Wales
EU Directive 2002/91/EC



