

FOR SALE



Meadow Street

Pontcanna, Cardiff, CF11 9PY

PONTCANNA, CARDIFF

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GUIDE PRICE

£375,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

829 SQ FT

NO CHAIN

OPEN PLAN LIVING

WALKING DISTANCE TO LLANDAFF FIELDS AND PONTCANNA AMENITIES

RENT POTENTIAL OF £1,500PCM

GENEROUS GARDEN



THE PROPERTY

Located in the highly desirable area of Pontcanna, Cardiff, this attractive terraced home on Meadow Street offers a superb combination of modern living and everyday convenience. Extending to approximately 829 sq ft, the property features a bright and spacious open-plan living and dining area, ideal for both relaxing and entertaining.

The accommodation comprises two well-proportioned bedrooms, making it perfectly suited to first-time buyers, couples, or those seeking a stylish yet manageable home. The kitchen and bathroom have been tastefully updated in a contemporary style, offering both practicality and a clean, modern finish. Externally, the property benefits from a low-maintenance garden, providing a pleasant outdoor space without the need for extensive upkeep.

The location is a key highlight, with Llandaff Fields and the wide range of independent cafés, shops, and amenities that Pontcanna is known for all within easy walking distance.

Offered to the market with no onward chain, this property presents an excellent opportunity for a straightforward purchase in one of Cardiff's most sought-after residential areas.

INSIDE



ACCOMMODATION

OPEN PLAN LIVING / DINING ROOM4.22m x 6.62m widest points

KITCHEN2.56m x 2.96m

BEDROOM ONE4.24m x 3.06m

BATHROOM2.54m x 2.80m

BEDROOM TWO2.64m x 3.06m

GARDEN

North West facing low maintnenace Garden

ADDITIONAL INFORMATION

Currently rented until November 2025 and will be sold with vacant possession No Onward Chain Street Parking - Permit available via Cardiff City Council Walking distance to Llandaff Fields and Pontcanna Amenities Potential rent of £1,500 pcm

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	829 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E
EPC RATING	68 · POTENTIAL 85

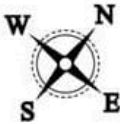
FLOORPLAN



Meadow Street, Pontcanna, CF11 9PY

Total Area: 77.0 m² ... 829 ft²

All measurements are approximate and for display purposes only



Not to scale. Measurements are approximate and for illustration only.



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk