

FOR SALE

Fields Park Road

Pontcanna, Cardiff, CF11 9JP

PONTCANNA, CARDIFF

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OFFERS IN EXCESS OF

£575,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

1,129 SQ FT





A stylish home located on one of Pontcannas most desired streets. The refurbishment has been thoughtfully designed throughout. A striking one of a kind home.



RUBY LEDLEY
SALES VALUER · PONTCANNA



THE PROPERTY

A Beautifully Presented Victorian Home in the Heart of Pontcanna Occupying an enviable position on the highly regarded Fields Park Road, this exceptional Victorian end-terrace home presents a wonderful blend of period elegance, contemporary style and thoughtfully designed living space. Extending to approximately 1,129 sq ft, the property offers three bedrooms alongside beautifully appointed reception and living spaces, making it an ideal home for modern family life or those seeking more space.

From the moment you step inside, the property's character is immediately apparent. The elegant reception room provides a warm and welcoming environment, retaining the charm and sense of grandeur synonymous with Victorian architecture, while offering a versatile space for both relaxed evenings and entertaining.

The true centrepiece of the home is the impressive remodelled and extended kitchen diner. Designed with modern living firmly in mind, this light-filled space combines contemporary finishes with generous proportions, creating an exceptional setting for everything from relaxed family breakfasts to sophisticated entertaining. A cleverly integrated wine store beneath the stairs provides a distinctive finishing touch and reflects the attention to detail found throughout the property.

Outside, the location is every bit as appealing. Set within one of Cardiff's most sought-after neighbourhoods, the property is just moments from Llandaff & Pontcanna Fields and the wealth of independent cafés, restaurants, bars and amenities that make Pontcanna such a desirable place to live.

With its handsome Victorian architecture, stylish contemporary enhancements and superb location, this is a truly special home that strikes the perfect balance between character and modern sophistication.

An outstanding Pontcanna residence, offering elegant living in one of Cardiff's most coveted locations.

KEY FEATURES

THREE BEDROOMS

FANTASTIC LOCATION

UNDER-STAIR WINE STORE

BEAUTIFULLY PRESENTED THROUGHOUT

EXTENDED AND MODERNISED

END OF TERRACE





INSIDE



We have had so many wonderful years in our happy home and have poured our love and care into it over the years. Our open plan kitchen / dining room is a great space to socialise with family and friends. Our garden lounge is a wonderful place to sit in the summer - as is the garden itself (maybe with a glass of something fizzy picked from our wine cellar!). We love getting cosy in our main lounge in front of the fire in those autumn/winter months. It is a privilege to be able to step outside your front door and be in Llandaff or Pontcanna fields in a matter of minutes. Pontcanna's vibrant and fun community is right on your doorstep, and you can walk to the city centre through the gorgeous fields and parks. We have loved living here



ACCOMMODATION

LOUNGE	3.20m x 4.06m
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BEDROOM ONE	4.37m x 4m
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BEDROOM TWO	1.95m x 3.40m
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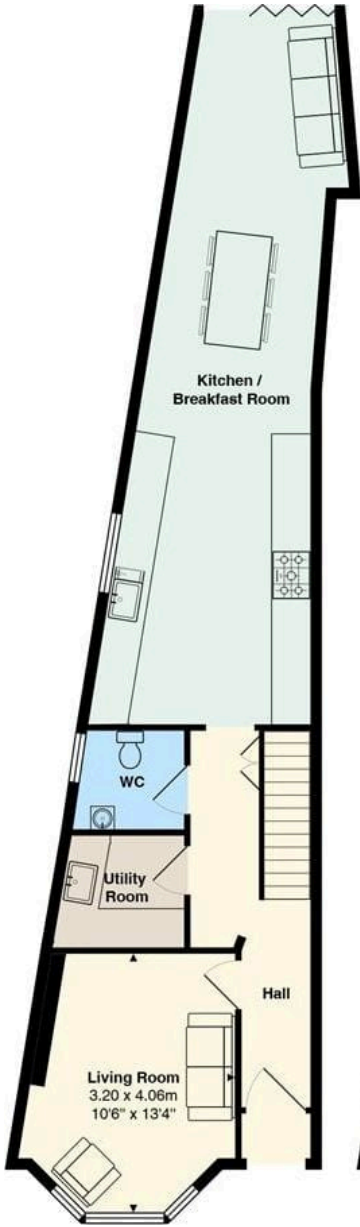
BATHROOM	1.92m x 2.59m
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BEDROOM THREE	2.89m x 2.5m
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SCHOOL CATCHMENT

English medium primary catchment area is Severn Primary School
English medium secondary catchment area is Fitzalan High School
Welsh medium primary catchment area is Ysgol Pencae Welsh
medium secondary catchment area is Ysgol Gyfun Gymraeg
Glantaf

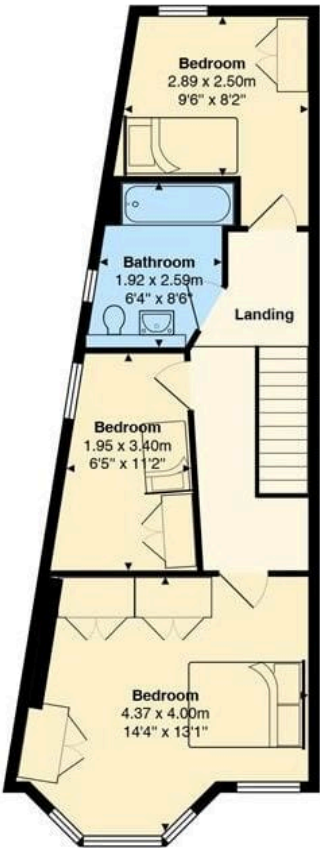
FLOORPLAN



Fields Park Road

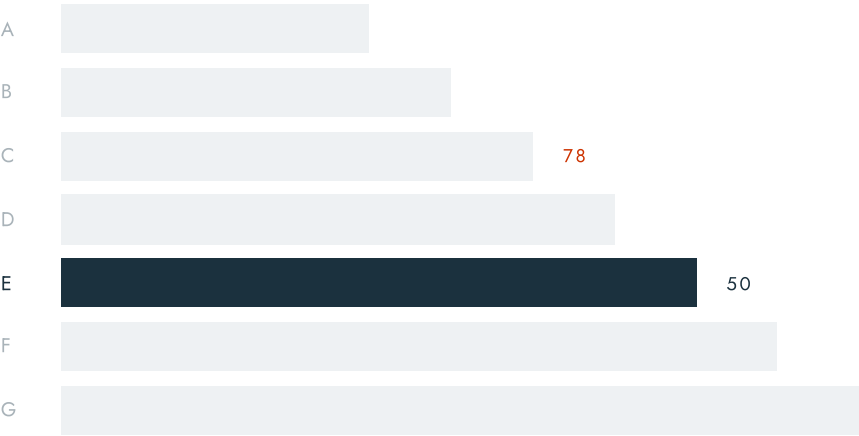
Total Area: 104.9 m² ... 1129 ft²

All measurements are approximate and for display purposes only



Energy efficiency

Currently band E, with the potential to reach band C.



Rating 50 · potential 78. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - END TERRACE
INTERNAL AREA	1,129 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	50 · POTENTIAL 78

COME AND SEE IT

Arrange a viewing

*Our Pontcanna team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF,
CF11 9PP



SCAN TO SEE WHAT'S
NEAR YOU

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. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU