

UNDER OFFER

Fields Park Road

Pontcanna, Cardiff, CF11 9JP

PONTCANNA, CARDIFF

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ASKING PRICE

£625,000

4 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,379 SQ FT





*Ideally located in the heart of Pontcanna
with everything you need on your
doorstep.*



LUKE TREZISE
SALES VALUER · PONTCANNA



THE PROPERTY

Nestled in the charming area of Pontcanna, Cardiff, this delightful family home on Fields Park Road offers a perfect blend of comfort and convenience. Spanning an impressive 1,379 square feet, the property boasts four bedrooms, making it an ideal choice for families seeking room to grow.

Upon entering, you are welcomed by two inviting reception rooms, perfect for both relaxation and entertaining. The bay-fronted design adds a touch of character and elegance, allowing natural light to flood the living spaces. The well-appointed bathroom caters to the needs of a busy household, ensuring practicality without compromising on style.

One of the standout features of this property is its prime location. Situated in the heart of Pontcanna, residents will find themselves just a stone's throw away from an array of parks, eateries, shops, and delightful coffee houses. The vibrant local community is complemented by a selection of pubs, making it an ideal spot for socialising and enjoying the best of Cardiff's offerings.

This home is being sold chain-free, providing a smooth and straightforward purchasing process for prospective buyers. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a sound investment opportunity, this property presents an excellent choice. Do not miss the chance to make this charming house your new home in one of Cardiff's most sought-after areas.

KEY FEATURES

NO CHAIN

WALKING DISTANCE TO PUBS, COFFEE SHOPS, EATERIES

WALKING DISTANCE TO LLANDAFF FIELDS

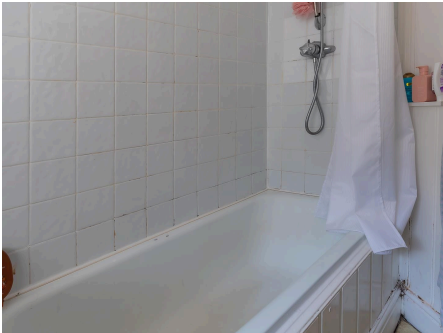
FOUR BEDROOM FAMILY HOME

POSITIONED IN THE HEART OF PONTCANNA





INSIDE



OWNERS' COMMENTS

*A bay fronted family home near Llandaff
fields*

THE OWNERS

PONTCANNA, CARDIFF



ACCOMMODATION

LIVING ROOM	3.84m x 4.32m
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SITTING ROOM	3.33m x 3.51m
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KITCHEN	3.63m x 5.54m
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DINING ROOM	3.56m x 2.36m
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BEDROOM	5.08m x 3.61m
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BEDROOM	3.30m x 3.51m
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BEDROOM	2.57m x 3.45m
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BEDROOM	3.56m x 2.31m
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COUNCIL TAX BAND

Band F

SCHOOL CATCHMENT AREAS

*Severn Primary School Ysgol Gymraeg Pwll Coch Primary Fitzalan
High School Ysgol Gyfun Gymraeg Glantaff*

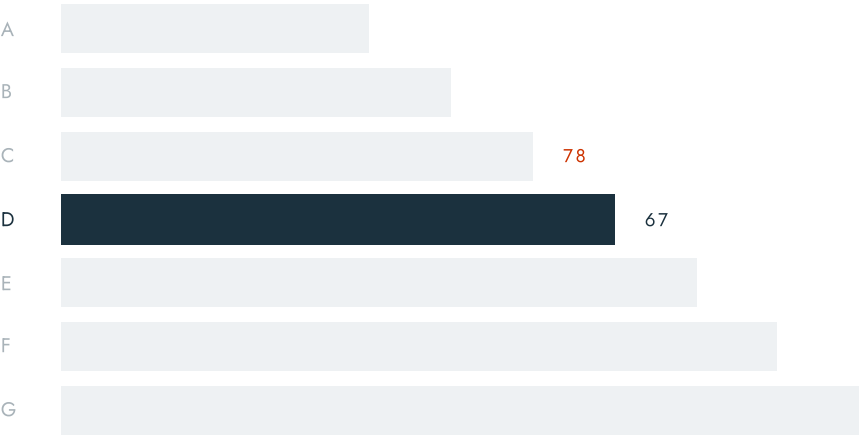
Fields Park Road



All measurements are approximate and for display purposes only

Energy efficiency

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



Rating 67 · potential 78. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	1,379 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	67 · POTENTIAL 78

COME AND SEE IT

Arrange a viewing

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



Luke Trezise

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