

FOR SALE

Pontcanna Place

Pontcanna, Cardiff, CF11 9JY

PONTCANNA, CARDIFF

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ASKING PRICE

£419,950

2 BEDROOMS

1 BATHROOM

1 RECEPTION

1,020 SQ FT

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IMMACULATE SOUTH FACING
GARDEN

LOG BURNER

PACKED FULL OF CHARACTER

2 LARGE DOUBLE BEDROOMS

OPEN PLAN LIVING ROOM

MODERN FITTED KITCHEN



THE PROPERTY

Welcome to Pontcanna Place, a charming terraced house that exudes character and warmth. This delightful property boasts 2 large double bedrooms, perfect for a growing family or those in need of a guest room or home office.

The property briefly comprises entrance hallway with feature tiled flooring, open plan living and dining room with French doors onto an immaculate South facing garden. The ground floor further benefits modern fitted kitchen and under stair storage. To the first floor are two large double bedrooms and family bathroom.

With 1,020 SQFT of living space, there is plenty of room to make this house your own. Whether you are a first-time buyer, a young professional, or looking to downsize, this property offers so much.

Get in touch with our Pontcanna office for further details or to arrange you viewing.



ACCOMMODATION

ENTRANCE HALLWAY

Ornate tiled hallway

LIVING ROOM 4.13m x 3.81m

DINING ROOM 3.67m x 3.39m

KITCHEN 3.41m x 2.41m

BEDROOM ONE 5.23m x 3.52m

BEDROOM TWO 3.68m x 3.22m

BATHROOM 2.97m x 2.38m

GARDEN

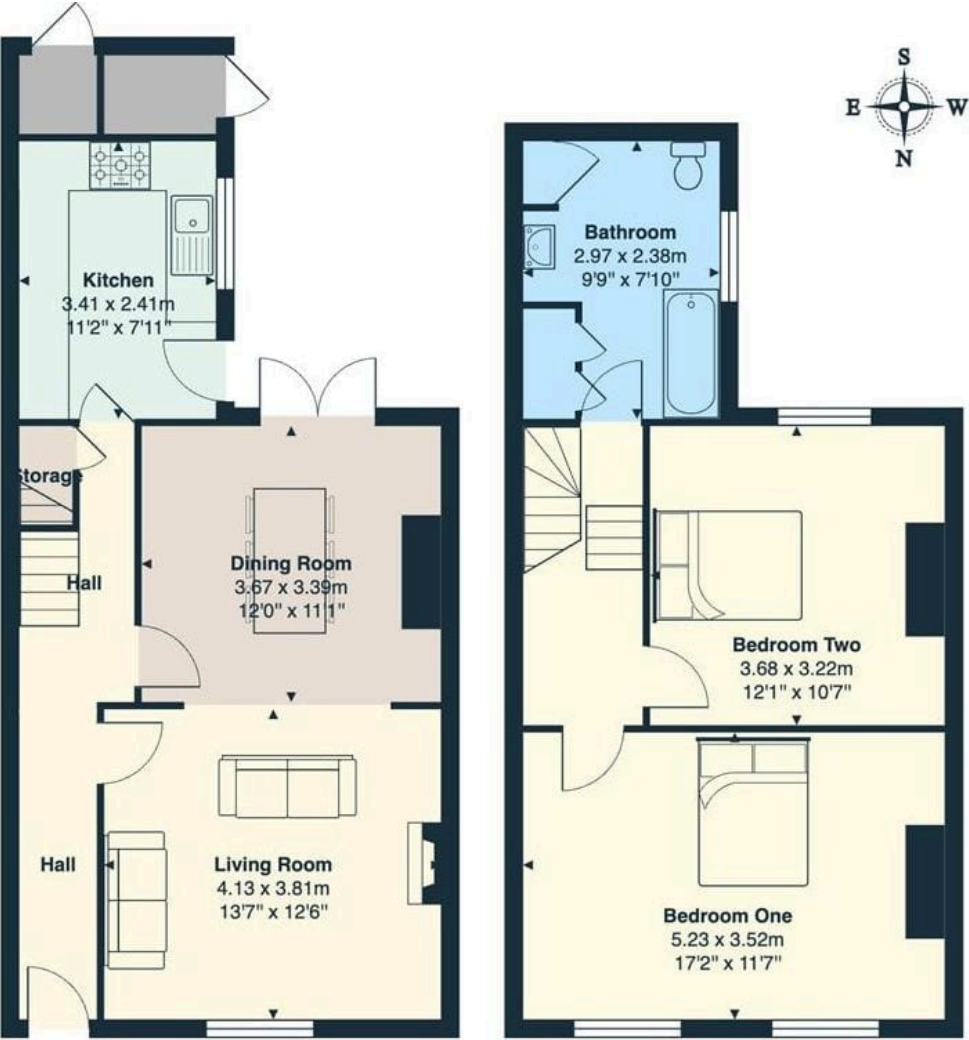
Immaculate South facing garden which is a great size for the area and patio. Access to two storage sheds.

ADDITIONAL INFORMATION

Fully double glazed Modern fitted kitchen and bathroom Outside storage Feature log burner Rental potential of £1,400 pcm

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	1,020 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	68 · POTENTIAL 86

FLOORPLAN



Pontcanna Place, Pontcanna, CF11 9JY

Total Area: 94.8 m² ... 1020 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