

FOR SALE

Wyndham Crescent

Cardiff, CF11 9EF

CARDIFF

Wyndham Crescent

Cardiff, CF11 9EF

OFFERS IN EXCESS OF

£405,000

5 BEDROOMS

7 RECEPTIONS

2,510 SQ FT

2510 SQFT

FIVE BEDROOMS & MULTIPLE
RECEPTIONS

GARAGE SITUATED TO THE REAR

LARGER STYLE VICTORIAN SEMI
DETACHED HOUSE

SOLD WITH NO ONWARD CHAIN

REQUIRES UPGRADING



THE PROPERTY

****Property now listed for Auction**** Three storey, semi-detached property in this popular area in Cardiff. Currently arranged as an office over three floors but would be suitable for residential conversion, subject to consent.

Currently registered as a commercial premises as the property was once an accountancy but could make a lovely family home with the correct change of use. Spanning some 2510 square feet and has lots of original features and could offer up to five bedrooms.

The property has been heavily extended over the years and requires refurbishment. It could offer residentially an entrance hallway, lounge, dining room, kitchen, utility room to the ground floor areas. Upstairs on the first floor could be three bedrooms, bathroom and separate W.C. The top floor has a landing and the possibility of two further bedrooms. The rear of the property has a good size storage area as well as a rear garden. There is access to the rear into Wyndham Road.

The property is constructed with traditional brick work with a pitched slate roof and mostly UPVC double glazed windows.

Wyndham crescent is located on the edge of Pontcanna and Canton and is in easy reach of the bars, restaurants and shops of Pontcanna and Cowbridge road east.

Accommodation GF- Entrance hallway, five rooms, rear lobby, WC, rear store FF - Landing, kitchenette, storeroom, three rooms SF - Landing, two rooms

INSIDE



ACCOMMODATION

ENTRANCE HALLWAY

11.79m max x 1.85m max

FRONT ROOM

4.98m x 3.96m

SECOND RECEPTION

3.96m x 3.28m

REAR ENTRANCE

1.68m x 0.89m

GROUND FLOOR FIRST INNER ROOM

3.81m max x 2.64m

GROUND FLOOR SECOND INNER ROOM

3.38m x 2.26m

GROUND FLOOR THIRD INNER ROOM

5.00m x 1.78m

INNER HAL

1.78m x 1.22m

INNER ROOM ONE

1.96m x 0.86m

INNER HALL

3.18m x 0.84m

INNER ROOM TWO

2.51m x 1.02m

GROUND FLOOR REAR ROOM

6.02m x 2.84m

GROUND FLOOR SIDE ROOM

4.27m x 1.91m

FIRST FLOOR LANDING

4.37m x 1.88m

BEDROOM ONE

5.31m x 5.03m

BEDROOM TWO

3.99m x 3.30m

SIDE ROOM

1.60m x 1.07m

KITCHENETTE

2.59m x 1.57m

BEDROOM THREE

3.53m x 2.69m

BEDROOM FOUR

4.60m x 0.36m (approx dimensions)

BEDROOM FIVE

5.41m x 4.17m

REAR GARAGE

CONSTRUCTION

MOBILE & BROADBAND

SCHOOL CATCHMENT

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

Julian Preston

PONTCANNA BRANCH

029 2049 9680

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

jeffreycross.co.uk



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. jeffreycross.co.uk