

## Wyndham Road, Pontcanna

Asking Price Of £495,000

**\*\*THREE BEDROOM RENOVATED HOME\* NO CHAIN\*\*** Located on Wyndham Road in the heart of Pontcanna, this beautifully presented three-bedroom home offers stylish, contemporary living over three floors. This extended accommodation briefly comprises a tiled entrance hallway, lounge, downstairs WC and extended open plan kitchen complete with integrated appliances and central Island. Bi-fold doors lead out to the private garden.

Upstairs are two double bedrooms and a newly fitted bathroom. The top floor hosts a third bedroom with eaves

storage. EPC rating: C

Council Tax band: E

Tenure: Freehold

## **ENTRANCE HALL**

Entered via front door leading into the tiled porch area. Second door leading into hallway. Tiled flooring. Doors to lounge, kitchen and downstairs WC. Carpeted stairs rising to first floor. Pendant light fitting.

## **LOUNGE**

24' 7" x 10' 11" (7.50m x 3.34m)

Double glazed uPVC bay window to front aspect. Alcoves. Carpeted flooring. Coving. Pendant light fittings. Radiator.

## **KITCHEN/DINER**

22' 5" x 15' 7" (6.83m x 4.74m)

Large open plan fully fitted kitchen with a range of wall, base and drawer units with complimentary worktops over and a central island. Integrated oven, five ring gas hob with extractor fan over. Integrated appliances such as: fridge and freezer, microwave, washing machine and dishwasher. Inset Belfast sink with mixer tap over. Cupboard housing Ideal boiler. Tiled flooring throughout. Bifold doors leading into rear garden. Space for dining. Spotlights and pendant light fitting. Skylights. Radiator.

## **DOWNSTAIRS WC**

6' 6" x 1' 10" (1.97m x 0.57m)

Low level WC and wall mounted vanity wash hand basin with mixer tap and storage beneath. Tiled flooring and fully tiled walls. Heated towel rail. Spotlights.

## **FIRST FLOOR**

### **FIRST FLOOR LANDING**

Split level landing with carpeted flooring. Doors leading to two bedrooms and family bathroom room. Door to storage cupboard. Stairs rising to second floor.

## **BEDROOM ONE**

15' 3" x 9' 9" (4.66m x 2.97m)

Double glazed uPVC window to front aspect. Double bedroom. Carpeted flooring. Alcoves. Pendant light fitting. Radiator.

## **BEDROOM TWO**

12' 10" x 11' 5" (3.90m x 3.48m)

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Alcoves. Pendant light fitting. Radiator.

## **BATHROOM**

10' 3" x 7' 10" (3.13m x 2.40m)

A newly fitted bathroom suite to include low level WC, vanity wash hand basin with mixer tap storage beneath, modern bath. Shower cubicle with mains rainfall shower fixture over. Partly tiled walls and flooring. Heated towel rail. Obscure uPVC double glazed window to rear aspect. LED mirror. Spotlights. Extractor fan.

## **SECOND FLOOR**

### **BEDROOM THREE**

14' 2" x 11' 3" (4.31m x 3.42m)

Velux windows to front and rear. Storage into eaves. Carpeted flooring. Spotlights. Radiator.

## **TENURE**

MGY have been advised that the property is FREEHOLD.





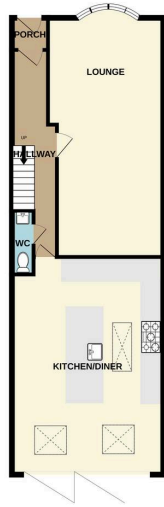
## GARDEN

Low maintenance private rear garden which is fully paved. Stone walls and boundary fence. External power points and lighting.

## PERMIT

1 Parking Space

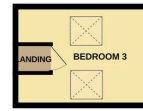
GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR  
140 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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