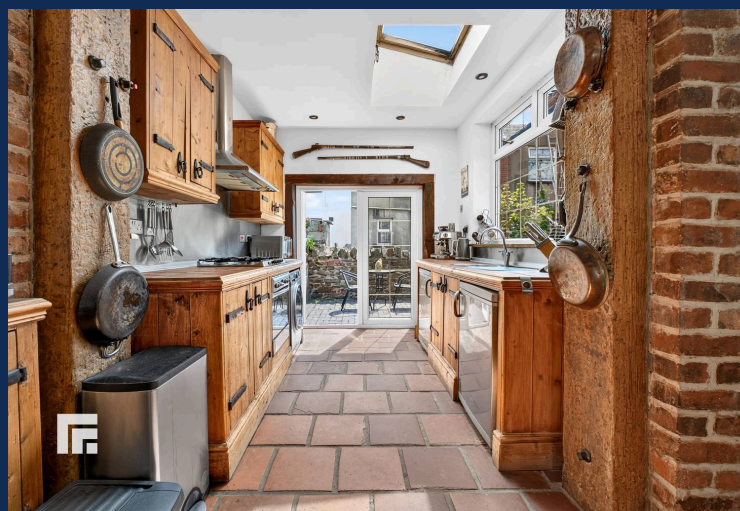
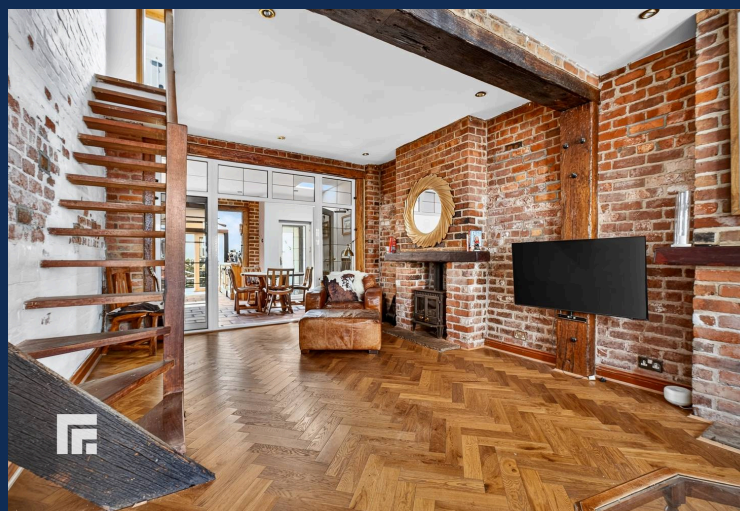




83 Pomeroy Street, Cardiff

£265,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

LOCATION

The property is situated on a quiet street, within walking distance of Mermaid Quay and it's popular attractions, including The Wales Millennium Centre. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema, water sports/activities and the popular Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE

Entered via private forecourt. Paved with gated access.

LIVING ROOM

24' 7" x 12' 6" (7.50m x 3.80m)

Entered via wooden door, with glass panels. Impressive living space with beautiful exposed brick. Immaculately presented. Double glazed uPVC bay windows, to front aspect. Parquet wooden flooring. Wall mounted radiators. Log burner. Spotlights. Doors leading to dining room.

DINING ROOM

12' 6" x 9' 10" (3.80m x 3.00m)

Ample space for seating. Tiled flooring. Spotlights. Doors leading to rear porch. Opening to upgraded kitchen.

KITCHEN

9' 6" x 7' 10" (2.90m x 2.40m)

Stunning country cottage style wooden units and work surfaces incorporating composite sink with mixer tap. Built in oven with four ring gas hob and extractor hood over. Splashback. Space for washing machine and fridge/freezer. French doors leading to low maintenance rear garden with ample sun. Additional double glazed windows to side aspect. Skylight. Spotlights.

FIRST FLOOR

Stairs leading to first floor.

BEDROOM

12' 6" x 9' 8" (3.81m x 2.95m)

Exceptionally large bedroom with dressing room. Double glazed uPVC windows to front aspect. Wooden flooring. Beautiful exposed brick. Feature fireplace. Wall mounted radiator.

DRESSING ROOM

11' 6" x 7' 4" (3.50m x 2.24m)

Double glazed uPVC windows to rear aspect. Wooden flooring. Beautiful exposed brick

BATHROOM

10' 2" x 8' 2" (3.10m x 2.50m)

Large bathroom. Obscure double glazed uPVC windows to rear aspect. Additional skylight. Panelled bath. Separate shower cubicle. Pedestal wash hand basin. W.C. Wall mounted Combi-boiler.

SECOND FLOOR

Stairs leading to loft room.

LOFT ROOM

21' 8" x 8' 10" (6.60m x 2.69m)

Fantastic loft room. Wooden flooring. Two skylights. Spotlights.

GARDEN

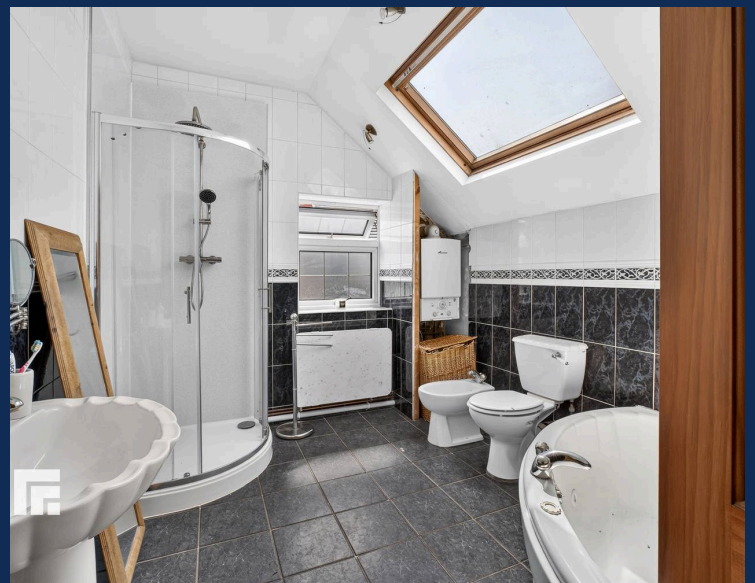
Low maintenance rear garden. Space for seating with afternoon through to evening sun. Paved with brick surround. Accessed from the kitchen and additional rear porch.

TENURE

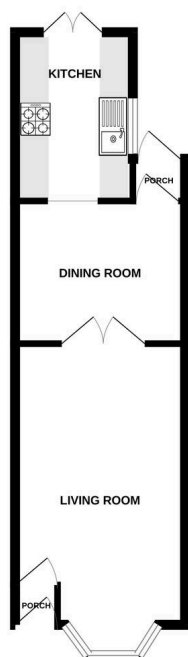
MGY are advised that the property is freehold.

AML

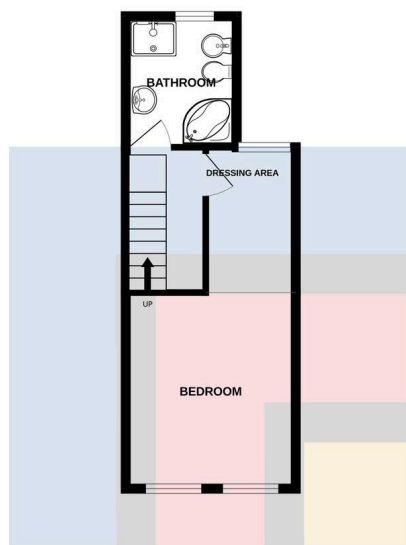
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



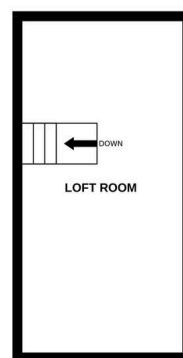
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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