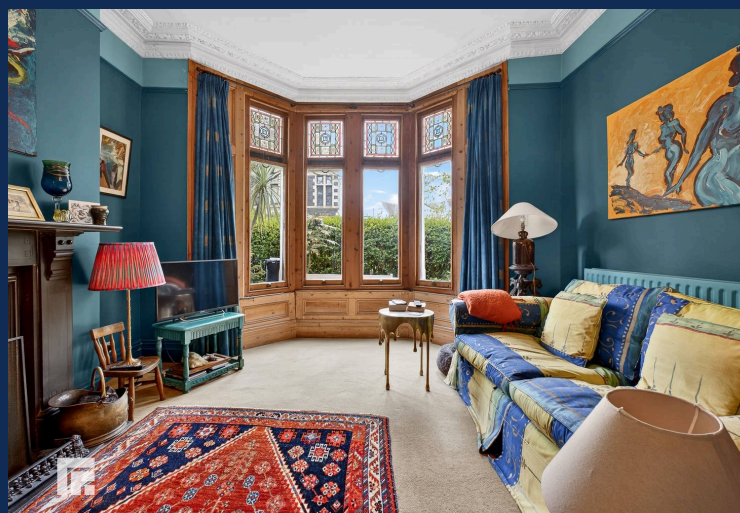




94 Ryder Street, Cardiff

£675,000 Freehold

Four bedroom, three-storey, mid-terraced house situated on the much favoured Ryder Street, Pontcanna. The property is perfectly located within walking distance of local amenities which include shops, cafes, restaurants, bars and Pontcanna Fields. The accommodation briefly comprises entrance hallway, two reception rooms, plus open plan kitchen/breakfast room to the ground floor. Four bedrooms and family bathroom to the first floor, and an additional loft room to the second floor.

Council Tax band: G

Tenure: Freehold

DESCRIPTION

****FOUR BEDROOM, MID-TERRACED HOUSE IN THE HEART OF PONTCANNA**** MGY are delighted to bring to market this incredible four bedroom, three-storey, mid-terraced house situated on the much favoured Ryder Street, Pontcanna. The property is perfectly located within walking distance of local amenities which include shops, cafes, restaurants, bars and Pontcanna Fields. The accommodation briefly comprises entrance hallway, two reception rooms, plus open plan kitchen/breakfast room to the ground floor. Four bedrooms and family bathroom to the first floor, and an additional loft room to the second floor. The property further benefits from gas central heating and a private rear garden.

ENTRANCE HALL

Entered via front door leading from paved private front courtyard with low level wall, hedges and wrought iron fence. Exposed floorboards. Original coving to ceiling and dado rail. Pendant light fitting. Doors to reception rooms and kitchen. Stairs rising to first floor with under stair storage cupboard.

LOUNGE

13' 11" x 12' 7" (4.23m x 3.84m)

Double glazed bay sash window to front aspect. Original fireplace with mantle surround and slate base. Original coving to ceiling and picture rail. Pendant light fitting with ceiling rose. Alcoves. Carpeted flooring. Radiator.

DINING HALL

12' 1" x 11' 3" (3.68m x 3.43m)

Alcoves with fixed cupboards and original fireplace with mantle and slate base. Original coving to ceiling. Pendant light fitting with ceiling rose. Radiator. Door leading to private rear garden and additional wood frame doors leading to lounge.

KITCHEN/BREAKFAST ROOM

24' 1" x 10' 4" (7.33m x 3.15m)

Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating double stainless steel sink and drainer with mixer tap over. Space for free standing Rangemaster oven with extractor hood above and five ring gas hob. Space for fridge and freezer. Wood block flooring. uPVC double glazed windows to side aspect. Door to storage cupboard. Breakfast room with ample space for dining. Pendant light fittings. Radiators. Double glazed doors and window leading to rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Carpeted flooring. Dado rail. Pendant

BEDROOM ONE

17' 5" x 14' 1" (5.31m x 4.29m)

A good sized principal double bedroom located to the front of the house. Large sash bay windows with additional sash window to front elevation. Original feature fireplace with slate base and mantle surround. Exposed floorboards. Coving to ceiling. Pendant light fitting with ceiling rose. Radiator.

BEDROOM TWO

12' 3" x 11' 3" (3.74m x 3.43m)

Another spacious double bedroom with carpeted flooring. uPVC double glazed window to rear aspect. Built in storage cupboard to alcoves. Feature fireplace. Coving to ceiling. Pendant light fitting. Radiator.

BEDROOM THREE

10' 4" x 7' 6" (3.15m x 2.29m)

uPVC double glazed window to rear aspect. Exposed floorboards. Pendant light fitting. Radiator.

SECOND FLOOR

LOFT ROOM

17' 0" x 12' 8" (5.17m x 3.86m)

Velux windows. Exposed floorboards. Eaves with ample storage room. Pendant light fitting.

TENURE

MGY are advised that the property is FREEHOLD.

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BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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