

FREEHOLD



House - End Terrace

**21 DOGO STREET,  
PONTCANNA,  
CARDIFF, CF11  
9JJ**

Offers In The Region

**£950,000**

### FEATURES

- Coach House
- Balcony
- Conservation Area
- Open Fireplace
- 4 Bedrooms
- Central Heating
- Conservatory



# 4 Bedroom House - End Terrace

## located in Cardiff

Maison are delighted to offer this beautifully presented 4-bedroom end terrace with a two-storey coach house in leafy Pontcanna, on a quiet residential street off Cathedral Road, adjacent to Llandaff Fields.

The property comprises period features throughout, including the entrance hall with original tiled floor. There is a large reception room with bay window to the front and conservatory to the rear. This leads to a well-designed kitchen featuring a central island. Wrap around bifold doors open on to a courtyard garden with a magnolia tree, raised border with fruit trees.

The property further benefits from a two-storey open-plan coach house that contains a kitchenette, toilet, and balcony with further separate storage area for garden tools etc.

On the first floor are three double bedrooms; one with an en suite; one bedroom is currently used as a multi-media room. There is also a separate shower room. The second floor comprises the master suite with bedroom, walk-in wardrobe, and large en suite bathroom.



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Council Tax Band

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.