

Dogo Street

PONTCANNA, CARDIFF, CF11 9JJ

GUIDE PRICE £620,000

Hern &
Crabtree



Dogo Street

An Attractive Freehold Property Arranged as Two Independent Apartments - situated off Cathedral Road, Pontcanna.

Offering superb flexibility and exciting potential, this handsome freehold property has been thoughtfully configured into two self-contained two-bedroom apartments. Whether you are searching for an investment opportunity, multi-generational living, or the perfect balance of home and additional income, the property adapts effortlessly to a variety of lifestyles.

Both apartments are beautifully bright throughout, with large windows drawing in an abundance of natural light and enhancing the feeling of space within each home. Well-proportioned rooms and airy interiors create an inviting atmosphere, ideal for modern day living.

To the rear, a beautifully maintained private garden provides a peaceful escape, thoughtfully designed for both relaxation and practicality. A charming garden room adds further versatility, equally suited as a home office, studio, gym or quiet retreat away from the main living spaces.

Perfectly positioned within sought-after Pontcanna, residents can enjoy easy access to a wonderful selection of independent cafés, restaurants and boutiques, alongside nearby green spaces and convenient transport connections across the city and beyond.

Properties offering this level of versatility in such a desirable location are seldom available, making early viewing highly recommended.



Approx 1470.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Communal Entrance

Enter via a obscure glazed wooden door to the front elevation with windows to the side and over. Coved ceiling. Tiled flooring.

Ground Floor Flat

Hallway

Enter from the communal hallway. Coved ceiling. Wooden laminate flooring. Radiator.

Lounge/Diner

Double glazed bay window to the front elevation. Coved ceiling. Ceiling rose. Gas fire with wooden mantelpiece, stone surround and hearth. Wood block flooring. Radiator.

Kitchen

Double glazed door leading to the rear garden. Double glazed windows to the rear elevation. Coved ceiling. Wall and base units with stone worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with PVC splashback. Integrated oven. Integrated fridge freezer. Integrated washing machine. Concealed gas combination boiler. Vinyl flooring.

Shower Room

W/C and wash hand basin. Vanity unit. Shower with fitted shower and glass sliding door. Tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

Bedroom One

Double glazed obscure bay window to the side elevation. Coved ceiling. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Wooden laminate flooring. Radiator.

Garden

Enclosed rear garden. Timber decked patio. Astro turf lawn. Outside light. Side return. Garden room with power, light, laminate flooring and bi-folding doors.

First Floor Flat

Hallway

Stairs rising up from the communal hallway. Wooden bannister. Coved ceiling. Fitted linen cupboard with concealed gas combination boiler. Radiator. Loft access hatch.

Lounge/Diner

Double glazed bay and half window to the front elevation. Coved ceiling. Ceiling rose. Gas fire with wooden mantelpiece, stone surround and hearth. Radiator.

Kitchen

Double glazed window to the side elevation. Coved ceiling. Wall and base units with stone worktops over. Stainless steel one bowl sink and drainer with pull out mixer tap. Integrated four ring gas hob with glass splashback and cooker hood over. Integrated oven. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Vinyl flooring.

Shower Room

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower with fitted shower and glass sliding door. Part tiled walls. Vinyl flooring. Radiator. Extractor fan.

Bedroom One

Double glazed window to the rear elevation. Coved ceiling. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Radiator.

Additional Information

Freehold. Ground Floor Flat Council Tax Band D (Cardiff). First Floor Flat Council Tax Band D (Cardiff). EPC rating C.

Disclaimer

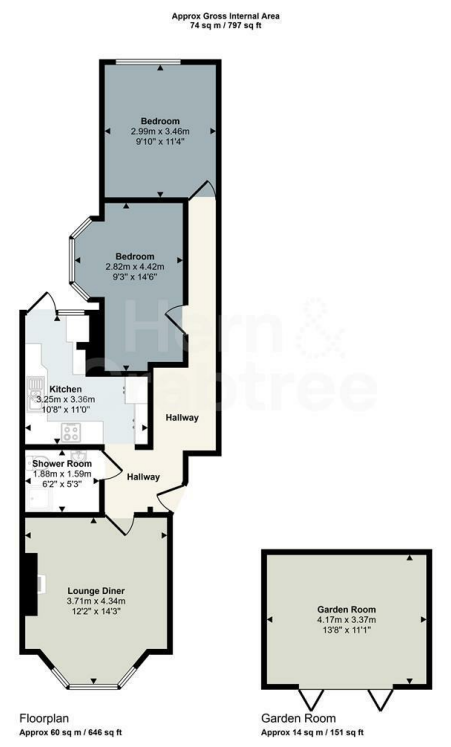
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Council Tax Band: D

remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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