

# Dogo Street

PONTCANNA, CARDIFF, CF11 9JJ

GUIDE PRICE £620,000

Hern &  
Crabtree



# Dogo Street

## An Attractive Freehold Property Arranged as Two Independent Apartments

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.



**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.

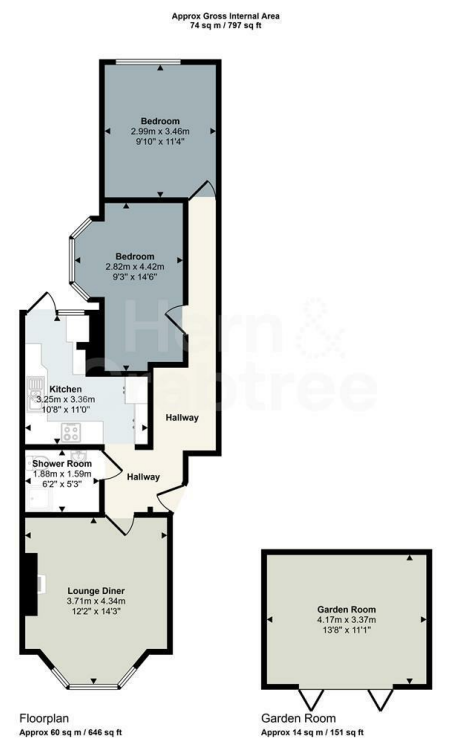
#### Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts

no liability for inaccuracies or related decisions. 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.



Good old-fashioned service with a modern way of thinking.



| 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 |

