



**Sophia Walk, Pontcanna CARDIFF CF11 9LE**



**welcome to**

**Sophia Walk, Pontcanna CARDIFF**

Superb! A three bedroom residence set in a secluded location off Cathedral Road with charming views & access to Llandaff Fields from the door step offering a modern & versatile accommodation with two brilliant size reception rooms, ensuite & walk- in wardrobe to the main bedroom. Call now to view!!



### Frontage

Electric security gates provide side access to the property entrance and private parking at the rear.

### Entrance Hallway

Enter through a PVC front door leading into the hallway. Skimmed walls and ceilings, fitted coving, central heating radiator. Spotlights. Entry intercom system and security alarm. Laminate flooring with staircase leading to the first floor. Doors leading to all rooms.

### Kitchen/ Breakfast Room

12' 4" x 10' 11" ( 3.76m x 3.33m )

Fully fitted kitchen with matching wall and base units with the worktop over with mosaic tile splash back. One and half bowl sink with drainer. Integrated electric oven with a fitted gas hob and extractor hood over. Cupboard housing for free-standing fridge freezer and space for washing machine and dishwasher. Wall mounted Worcester combi boiler housed in purpose-built cabinet. Spotlights. Central heating radiator to the side and laminate flooring. Open entrance into the conservatory.

### Conservatory

A beautiful and light half brick conservatory with double glazed windows surrounding and gothic style French doors leading out onto the courtyard garden. Laid with laminate flooring and central heating to the rear. Several TV and power points. Spotlights. Privacy glass to the one side.

### Bedroom Two

8' 5" x 12' 6" ( 2.57m x 3.81m )

Double glazed window to the front elevation of the property. Skimmed walls and ceilings with fitted coving. Laid with laminate flooring. Central heating radiator. Power points surrounding the room. Under stairs storage cupboard with hanging space, shelving and room for a tumble drier.

### Bedroom Three (home Office)

9' 1" x 9' 2" ( 2.77m x 2.79m )

Double glazed window to the front, skimmed walls and ceiling with fitted coving. Laid with laminate flooring. Central heating radiator. Power points surrounding the room.

### Bathroom

Obscure double glazed window, skimmed ceiling with fitted coving. Tiled walls and laminate flooring. Fitted with a white three piece bathroom suite comprising pedestal wash hand basin, low level w/c and paneled bath with shower unit over and fitted glass screen. Central heating radiator to the side. Electric fan & spotlights.

### Storage/ Cupboard

Full height with shelf and housing the consumer unit.

### Stairs To The First Floor

#### Lounge

23' 5" x 15' 9" ( 7.14m x 4.80m )

Two sets of double glazed Juliet doors overlooking Sophia Gardens. Skimmed walls and ceilings with fitted coving and spotlights. Two double central heating radiators. Access into the loft space and laid with laminate flooring. TV and power points surrounding the room.

### Bedroom One

15' 6" x 10' 11" ( 4.72m x 3.33m )

Double glazed window to the rear, skimmed walls and ceiling with fitted coving. Laid with new carpet; fitted wardrobes and chest of draws. TV & power points. Spotlights. Entrance door into the dressing room and leading to en-suite.

### Dressing Room

7' 6" x 4' 8" ( 2.29m x 1.42m )

Skimmed walls and ceilings laid with new carpet. Shelving with storage. Large, fitted cupboard with double hanging space and recess shelving. Skylight window. Door leading to the en-suite

### En-Suite

Skimmed ceiling with fitted spotlights and half tiled walls. Fitted with a double sized shower cubicle, fitted vanity unit with sunk in wash hand basin, low level w/c and separate bidet. Laid with natural slate flooring. Chrome ladder style heated towel rail.

### Outside- Side & Rear

Charming courtyard garden with patio and Cotswold chipping surrounds. Enclosed by reclaimed brick wall with feature railings. Attractive arched gate to the side giving access to outer courtyard and parking.



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welcome to

## Sophia Walk, Pontcanna CARDIFF

- SECLUDED CHARMING & VERSATILE THREE BEDROOM MEWS
- FANTASTIC SIZE OPEN PLAN LIVING ROOM OVERLOOKING SOPHIA GARDENS
- SECURE PARKING FOR SEVERAL CARS & POTENTIAL TO EXPAND THE COURTYARD GARDEN SUBJECT TO PLANNING
- MODERN FITTED KITCHEN THROUGH TO GARDEN ROOM
- INDIVIDUALLY DESIGNED COTSWOLD STYLE CONSERVATORY

Tenure: Freehold EPC Rating: C

**offers in the region of £575000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP106610 - 0020

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