



*Hern and Crabtree*

£995,000 Freehold

Queen Anne Square | Cardiff | CF10 3ED

Hern &  
Crabtree

Set in a prestigious tree lined square this beautiful 1930's detached residence is situated in Cathays Park just on the edge of the civic buildings and University. Queen Anne Square is a peaceful enclave within the hustle and bustle of the city with the added bonus of plenty of private parking.

This attractive property is approached off the tree lined square via the driveway and path to the main entrance. A formal and elegant entrance hall leads on to the living room with curved bay window to the front and French doors to the rear garden. The dining room is to the left of the entrance with a curved bay window. The open plan kitchen breakfast room is the centre of proceedings and easily big enough to seat the family around the kitchen table. Near the kitchen is a large dining room which can easily seat ten people. Just off the kitchen is a lovely sitting room which has been variously used as a study, a place to read or a "cwutch", a place to relax in front of the enamelled wood-burning stove. There is a cloakroom conveniently situated off the kitchen/breakfast room. Stairs lead up from the entrance hall to a light and airy landing further leading to the primary bedroom with a modern and stylish en-suite shower room. The second bedroom also features an en-suite shower room and there are two further bedrooms along with a family bathroom ensuring plenty of space. The property has a range of original features throughout and these have been lovingly integrated to create a modern elegance throughout the home. The garden faces approximately Southwest and careful planting gives colour throughout the year whilst being easy to maintain.



### Entrance Hall

Entered via a wooden door to the front with glazed windows either side and over into a traditional hallway with stairs rising to the first floor. Wood parquet flooring, picture rail, coved ceiling, radiator. Two front recesses with windows providing potential area for coats and shoes.

### Living Room 26'5 max into bay x 12'5

Curved bay sash window to the front, double glazed French doors to the rear. Coved ceiling, picture rail, two radiators.

### Dining Room 12'5 x 16'0 max into bay

Curved bay sash window to the front, radiator, coved ceiling, picture rail.

### Kitchen Breakfast Room 16'0 x 15'11

Double glazed sash window to the rear and side along with a double glazed door to the rear garden. Wood bespoke kitchen with wall and base units with complimentary quartz work tops over. Integrated 'Neff' induction hob, tiled splash back, cooker hood over. Integrated 'Neff' slide and hide oven along with a large plate warmer. Space for an American style fridge freezer with plumbing for water. 1.5 bowl sink and draining grooves with mixer tap. Integrated dishwasher. Further hand painted larder storage unit. Ceiling mounted high-fi speaker compatible with 'Sonos' systems., wood grain tiled floor with plumbed underfloor heating.

### Cloakroom

Double glazed obscured sash window to the side and rear. WC, wash basin, tiled splash back, radiator, wood grain tiled floor matching the kitchen.

### Sitting Room 11'11 max x 11'11 max

Wood glazed window to the rear, cast Iron wood burning stove set on a brick hearth with wooden mantelpiece. Radiator, picture rail. Bespoke wood painted storage into the alcove.

### First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles. Stripped wooden staircase with a central carpet runner.

### Landing

Glazed wooden door to the front to a small balcony. Banister, radiator, coved ceiling, picture rail. Loft access hatch. Large airing cupboard housing a 'Worcester' gas boiler and linen shelves.

### Loft 31'6 x 15'11

Accessed via a large pull down wooden slatted loft ladder from the first floor landing. Fully boarded loft space with power and light. Floor to ceiling height 9'3 ft max. Potential to convert to home office or bedroom subject to planning permission / building regulations.

### Primary Bedroom 15'10 x 12'5

Sash window to the front, radiator,



coved ceiling, picture rail. Sliding mirrored wardrobes with a concealed walk through to an en suite.

**Primary En-Suite 11'7 x 4'9**

Obscured sash window to the rear, walk-in plumbed shower with glass screen and mixer. WC, wash basin, heated towel rail, tiled walls and floor.

**Bedroom Two 14'4 x 9'5**

Sash window to the rear, double glazed sash window to the side. Radiator, door to en suite. Fitted wardrobes, picture rail.

**En-Suite 5'11 x 6'3**

Double glazed obscured window to the side, shower quadrant with electric shower, WC, wash basin. Heated towel rail, tiled floor, extractor fan.

**Bedroom Three 12'5 x 12'11**

Wood sash window to the front, radiator, built in wardrobe, picture rail, coved ceiling.

**Bedroom Four 11'11 max x 12'0 max**

Wood sash window to the rear, radiator, picture rail.

**Family Bathroom 9'6 expanding to a maximum of 12'5 x 6'2**

Double glazed obscured windows to the side. Claw feet bath with plumbed shower over and glass screen. Wash hand basin set on a marble counter top vanity unit. WC, heated towel rail, vertical radiator, tiled floor.

**External**

**Front**

Driveway to one side providing off street parking, large lawn, path to the front entrance along with side gate offering footpath to the rear garden. Outside light.

**Rear Garden**

Enclosed, landscaped rear garden with paved patio sitting areas, lawn, mature shrubs, trees and flower borders. Rear lane access via pedestrian gate. Detached single garage with up and over door. Driveway to the side with double gate to the front. Timber frame shed.

**Garage**

Single detached garage. Single-door access at the side of the garage from the rear garden. Up-and-over door

opening to the front aspect onto the side gated driveway.

**Additional information**

We have been advised by the vendor that the property is Freehold. Estate management charge £500 per year. Council Tax Band - I EPC - E



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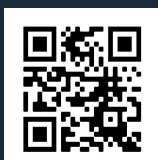
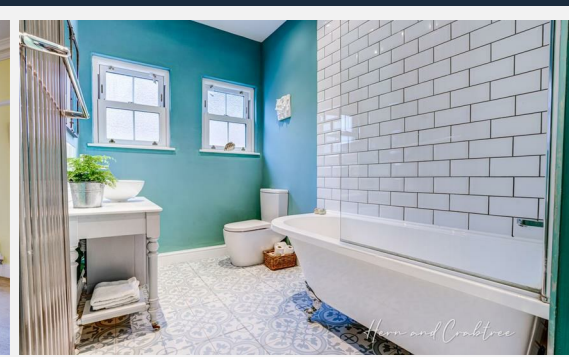
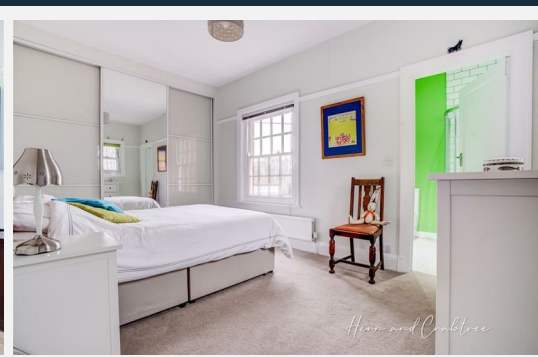
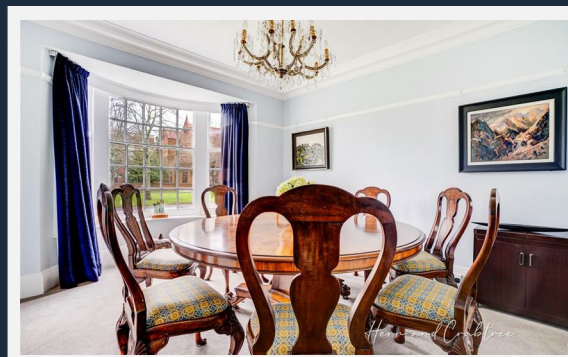
GROSS INTERNAL AREA  
 FLOOR 1: 1,123 sq. ft, 104 m<sup>2</sup>, FLOOR 2: 1,155 sq. ft, 107 m<sup>2</sup>  
 TOTAL: 2,278 sq. ft, 211 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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