



Sneyd Street

| | Pontcanna | CF11 9DL

*Hern and Crabtree*



# SNEYD STREET

Guide Price £550,000



laminare flooring. Fitted storage cupboard. Doorway leading to bedroom three.

## Bedroom Three

9'6" max x 8'5" max  
Wooden glazed window to the rear elevation.

## Bathroom

8'7" max x 4'3" expanding to 7'1" max  
Two glazed obscure windows to the side elevation. W/C and wash hand basin. Bath with electric shower over. Wood laminate flooring. Radiator.

## Garden

Enclosed rear garden. Mature shrubs and trees. Outbuilding with power and light. Pedestrian gate for rear lane access.

Perfectly positioned - in the hub of the incredibly sought after area Pontcanna, this three bedroom property is nestled between an abundance of coffee houses, eateries and boutique independent shops and Pontcanna fields, Bute park and the city centre of Cardiff are all within reach easily on foot.

This is a sizeable, family home with versatile accommodation which in brief comprises: a traditional reception hall with original tiles and staircase, an open plan, light and spacious lounge/ sitting room with original ornate fireplace, a spacious family dining room and kitchen complete the ground floor accommodation. Upstairs, you will find three good size bedrooms, a family bathroom and a very useful office space.

To the front of the property is a small garden and to the rear is an enclosed garden with rear lane pedestrian access.

## Front

Front forecourt garden.

## Storm Porch

Tiled sidings and flooring.

## Entrance hall

The property is entered via a traditional wooden glazed door to the front elevation with glazed window over. Coved ceiling. Staircase rising up to the first floor. Original tiled flooring. Radiator. Dado rail. Under stairs alcove.

## Lounge/ sitting room

11'1" max x 27'1" max  
Open plan living room and sitting room. Double glazed wooden sash windows to the front elevation. Coved ceiling. Ceiling rose. Fireplace with surround. Stripped wooden flooring. Built in storage cupboards into alcoves. Two radiators. Door to a lean-to rear porch.

## Rear porch

7'10" max x 5'1" max  
Lean-to rear porch. Glazed wooden door. Glazed windows. PVC roof.

## Dining room

15'3" max x 10'5" max  
Glazed window to the side elevation. Door leading to the kitchen. Aga inset within chimney breast. Fitted glassware cabinet. Stripped wooden flooring. Radiator.

## Kitchen

10'5" max x 6'5" max  
Glazed window to the rear elevation with aspect to the enclosed garden. Wall and base units with worktops overs. Belfast sink. Integrated four ring gas hob. Integrated oven. Space and plumbing for dishwasher. Gas combination boiler. Wooden stable style door leading to the garden.

## Landing

Staircase rise up from the entrance hall. Wooden handrail and spindles. Wooden bannister. Loft access hatch with pull down ladder to a partly boarded, fully insulated loft with power and light. Dado rail. Fitted linen cupboard.

## Bedroom one

16'2" max x 14'7" max  
A light and spacious principle bedroom. Double glazed bay and half wooden sash windows to the front elevation. Stripped wooden flooring. Two radiators.

## Bedroom two

11'10" max x 10'2" max  
Wooden glazed window to the rear elevation. Radiator. Built in cupboard.

## Office

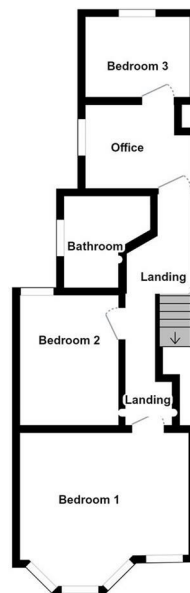
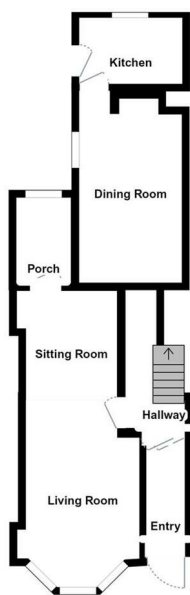
10'4" max x 7'6" max  
Glazed obscure window to the side elevation. Wood





Call Hern & Crabtree to arrange a viewing on 02920 228135





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS  
 Tel: 02920 228135 Email: [pontcanna@hern-crabtree.co.uk](mailto:pontcanna@hern-crabtree.co.uk)

<https://www.hern-crabtree.co.uk>



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.