



Wyndham Road

| Cardiff | CF11 9EL

Hern and Crabtree

WYNDHAM ROAD

Guide Price £435,000



floor landing. Wooden handrail and spindles. Double glazed window to the rear elevation.

Bedroom Three
17'0" max x 10'9" max
Double glazed skylight windows to the front elevation. Double built-in wardrobes into recess. Glass French doors to a Juliette balcony to the rear elevation. Radiator. Floor to ceiling height.

Garden
Enclosed rear garden. Indian sandstone patio.

A hugely sought after traditional bay fronted terrace property situated on Wyndham Road. The property has been refurbished throughout and finished to a lovely standard. The property is perfectly placed for those looking to be within easy walking distance to the wonderful plethora of amenities that Pontcanna and Canton has to offer including restaurants, coffee shops, bars and boutiques. Furthermore, the city centre of Cardiff & M4 are easily accessible, making it great for commuters.

The accommodation comprises: Entrance hall, living/sitting room, kitchen/dining room. To the first floor is a landing, two bedrooms and a family bathroom. The second floor hosts bedroom three. An enclosed garden to the rear.

Front

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

Entrance Hall

Enter via a double glazed PVC door to the front elevation with window over. Period tiled flooring. Cast iron feature radiator. Stairs rising up to the first floor. Under stairs storage cupboard. Dado rail.

Living/Sitting Room

24'2" max x 8'9" expanding to 11'5" max

Squared off archway to the sitting area. Double glazed bay window to the front elevation with fitted plantation shutters. Squared off window opening to the kitchen. Feature cast iron fireplace. Wooden flooring. Storage cupboard into alcove. Radiator.

Kitchen/Diner

13'10" max x 19'4" max
Double glazed bi-folding doors to the rear garden. Three skylight windows offering natural light. Wall and base units with granite worktops over. Central island with breakfast bar. One bowl ceramic Belfast sink with mixer tap. Integrated full length dishwasher. Gas range cooker with glass splashback and matching cooker hood over. Integrated fridge freezer. Integrated wine cooler. Integrated washing machine. Integrated additional base freezer. Slate tile flooring. Radiator.

Landing

Stairs rise up front the entrance hall. Stairs rising up to the second floor. Wooden handrail and spindles. Matching bannister. Dado rail.

Bedroom One

15'0" max x 10'9" max
Two double glazed windows to the front elevation. Radiator.

Bedroom Two

8'10" max x 11'0" max
Double glazed window to the rear elevation. Radiator.

Bathroom

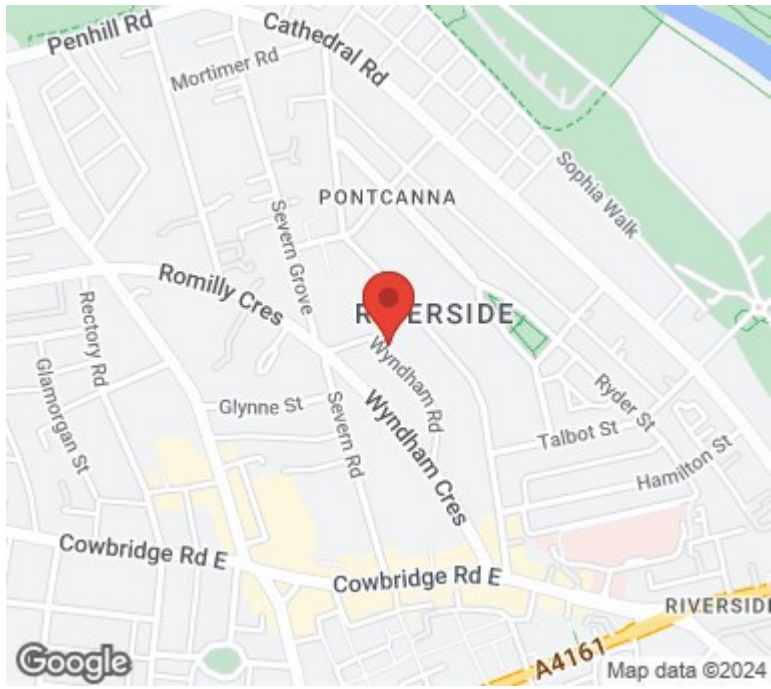
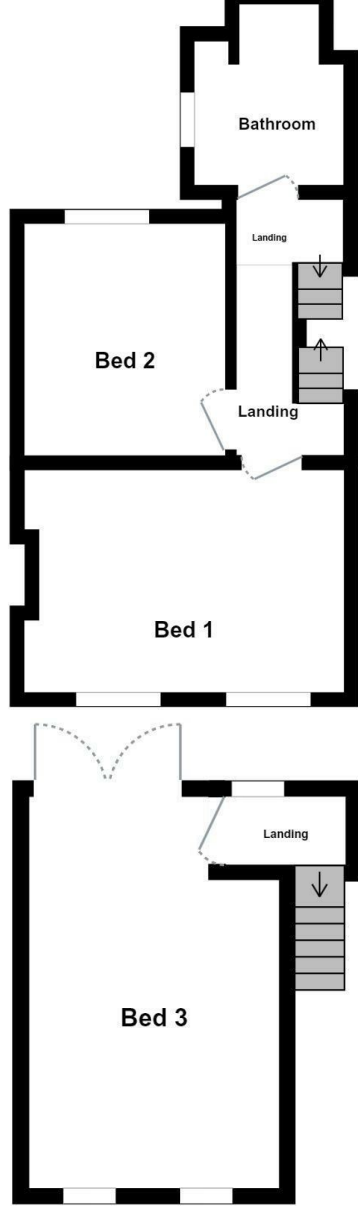
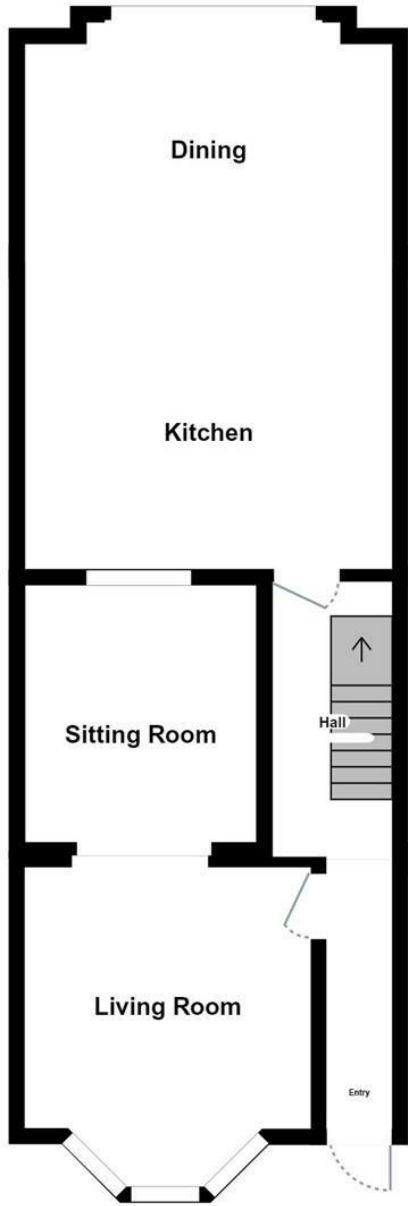
7'11" max x 8'8" max
Double glazed skylight window to the side elevation. W/C and wash hand basin. Contemporary freestanding bath with mixer tap. Double shower quadrant with plumbed shower and recess for toiletries. Vanity unit. Heated towel rail. Extractor fan. Tiled flooring. Part tiled walls. Light up shaver mirror. Concealed gas combination boiler.

Second Floor Landing

Stairs rise up from the first



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	80
EU Directive 2002/91/EC		



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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.