



Talbot Street

| Pontcanna | Cardiff | CF11 9BX

TALBOT STREET

£599,950



A beautifully well-appointed bay fronted terrace house well-placed in a tree-lined Pontcanna avenue This much-loved and extensively improved family home is located in the perfect spot for the cafes, bistros, boutiques, restaurants and parks of ever popular Pontcanna and the City Centre and also just a short stroll away from the array of amenities and transport links from Cardiff City Centre.

Accommodation includes an entrance hall with Cloakroom, storage cupboard and entrance leading to cellar, a "through" living-dining room, open-plan kitchen-breakfast room with ample space for dining. Upstairs are three first floor bedrooms, a family bathroom, en-suite and a loft room. A low-maintenance landscaped garden is enclosed by high stone-walling and occupies an attractive aspect. Notably this house has undergone many nice touches, not least the addition of replacement windows and shutters, all of which combine to lend a very welcoming ambiance of this lovely home.

Please contact Hern and Crabtree Pontcanna for more information.

Entrance

Storm porch with tiled floor, then entered into hallway via traditional wood glazed front door with matching window above, stripped wooden flooring, stairs rising to first floor with understairs storage, doorway leading to cellar which has power and light, Airing cupboard with radiator.

Cloakroom

Double obscure glazed wood window to the side, fitted with w.c and wash hand basin, radiator, Ideal logic gas combination boiler, Amtico vinyl flooring.

Lounge/Sitting Room

26'3" max x 10'11" (12'4" max)

Double glazed sash bay window with fitted plantation shutters, ceiling rose, period cornicing, cast iron fireplace with tiled siding, wooden mantle and granite hearth,

stripped wooden flooring.

Sitting Room has coved ceiling, ceiling rose, two radiators, storage to recess and shelving to alcoves, double glazed wood door leading out to the rear garden with window above and continuation of stripped wooden flooring.

Kitchen/Diner

24'2" max x 10'3" max

Double glazed wooden French doors leading out to the garden, double glazed windows to the side, kitchen fitted with a range of wall and base units with wood work tops over, one and a half bowl sink and drainer with mixer tap, space for gas range cooker with stainless steel splashback and Smeg cooker hood over, space for fridge/freezer, integrated dishwasher, integrated washing machine, radiator, spotlights, Amtico vinyl flooring.

First Floor Landing

Stairs rising from hall with wooden handrail and spindles, access to loft space via pull down ladder, radiator, stairs to the loft room.

Bedroom One

16'10" max x 11'6" max

Double glazed sash window with fitted plantation shutters to the front, fitted wardrobes.

Bedroom Two

11'5" x 11'0" max

Double glazed pvc window to the rear, radiator.

Bedroom Three

10'2" x 10'9" expanding to 16'3" (L Shaped room)

Double glazed window with fitted plantation shutters to the rear, radiator, door to:

En Suite Shower

6'10" x 4'9"

Fitted with shower with electric shower, wash hand basin and w.c, chrome

heated towel rail, extractor fan, spotlights, shaver point, vanity cupboard, tiled flooring.

Family Bathroom

11'8" max x 6'8" max

Fitted with a five piece suite comprising a double end sunken bathtub with central mixer tap, corner shower with plumbed shower and glass doors, wash hand basin, w.c and bidet, shaver point, mirrored vanity cupboard, radiator, heated towel rail.

Second Floor

Stairs from first floor landing with wooden handrail and spindles, skylight window,

Bedroom Four

10'10" max x 12'2" max (ceiling height is 6'9" max)

Skylight window to the rear, stripped pine wood flooring, built in storage cupboards.

Rear Garden

Enclosed rear garden with stone wall, stone paved patio, raised flower border, tree, outside cold water tap, outside lights.

Front

Low rise wall, stone chippings, flower borders, path to front door.

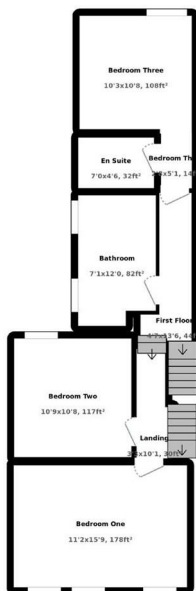
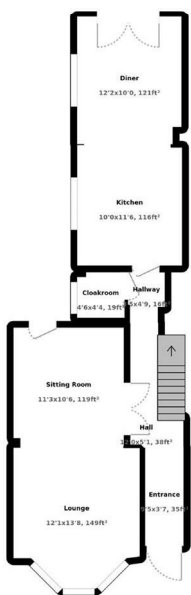
Tenure

We have been advised by the seller that the property is freehold.



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

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.