



*Hern and Crabtree*

£875,000 Freehold

Wyndham Road | Cardiff | CF11 9EL

Hern & Crabtree

A truly rare opportunity to purchase a contemporary and stylish detached property situated in the ever popular Pontcanna.

Wyndham Road is a fantastic location, especially for those with a love for food, independent shops and arts. Chapter Arts Centre is within a stone's throw away whilst Thompson Park and Pontcanna Fields are just 15 minutes walk from the house. The property is in an enviable position benefiting from Pontcanna's amenities as well as Canton's plethora of restaurants.

The accommodation comprises: Entrance hall, kitchen/diner, shower room, utility room, bedroom two and bedroom three/sitting room. To the first floor there is a 32ft living room with bi-folding doors to a sitting terrace and a master bedroom, en suite and separate w/c. Landscaped gardens surround the property with mature shrubs, trees and gated off street parking.



### Entrance Hall

Enter via a double glazed door to the front elevation with matching double glazed windows over and either side. Industrial style Steel staircase leading to the first floor. Tiled flooring. Corridor leading to the sitting room and bedroom one. Walkway through to the kitchen/diner. Recess with a large storage room. Door leading to the downstairs shower room connecting to the utility room. Underfloor heating.

### Shower Room 8' max x 6'6 max

Shower quadrant with plumbed shower and glass sliding door. W/C and wash hand basin. Vanity cupboard. Extractor fan. Tiled flooring.

Door leading to the utility room. Underfloor heating.

### Utility Room 7'2 max x 6'5 max

Plumbing for washing machine. Space for condenser tumble dryer. Wall and base storage with counter tops over. Stainless steel sink. Tiled flooring. Underfloor heating.

### Kitchen 13'9 max x 15' max

Wall and base units with metal worktops over. Inset sink with mixer tap, water filter and instant hot water tap. Integrated four ring Neff induction hob with AEG pop up cooker hood. Bosch integrated full length dishwasher. Integrated twin Neff oven.

Space for American style fridge freezer. Bi-folding doors leading to the front patio. Speakers built into the ceiling. Underfloor heating.

### Bedroom Two 10'4 max x 13' max

Double glazed windows to the front elevation. Tiled flooring. Underfloor heating.

### Bedroom Three/Sitting Room 16'11 max x 11'3 max

Bi-folding doors to the side patio. Double glazed doors leading to the front elevation. Tiled flooring. Underfloor heating.

### Landing

Stairs rise up from the entrance hall. First floor landing opens up into the living room and dining area.

### Living Room/Dining Room 32'2 max x 17' max

Bi-folding doors leading to a sitting terrace. Dinesen flooring. Fireplace. Built in media cupboard with further storage. Entrance telecom phone. Cast iron radiators. Lutron lighting control.

### Sitting Balcony

Metal grid floor. Uninterrupted views over St Catherine's Church. Glass and metal balustrade. Steps leading



down to the side garden. Canopy shelter over with lighting.

**Bedroom One 14'11 max x 9'6 max**

Walkway towards the end of the living room with a connecting door to the cloakroom and the bedroom. Double glazed windows to the front elevation. Cast iron radiator. Privacy wall between the bedroom and ensuite. Dressing area.

**En Suite 10'5 max x 10'8 max**

Fitted sliding wardrobes. Contemporary bath with wall mounted mixer. Elongated wash hand basin with wall mounted mixer taps, lights and mirror. Raindrop shower head with separate mixer. Recess for toiletries. Spotlights. Extractor fan.

Heated towel rail. Double glazed skylight window. Sliding glass door to the W/C. Part tiled walls. Tiled flooring. Underfloor heating. Low level lighting on movement sensor.

**Wash Closet**

Separate W/C. W/C and wash hand basin. Light up mirror. Part tiled walls. Tiled flooring. Connecting door to the walkway leading to the living room.

**Gardens**

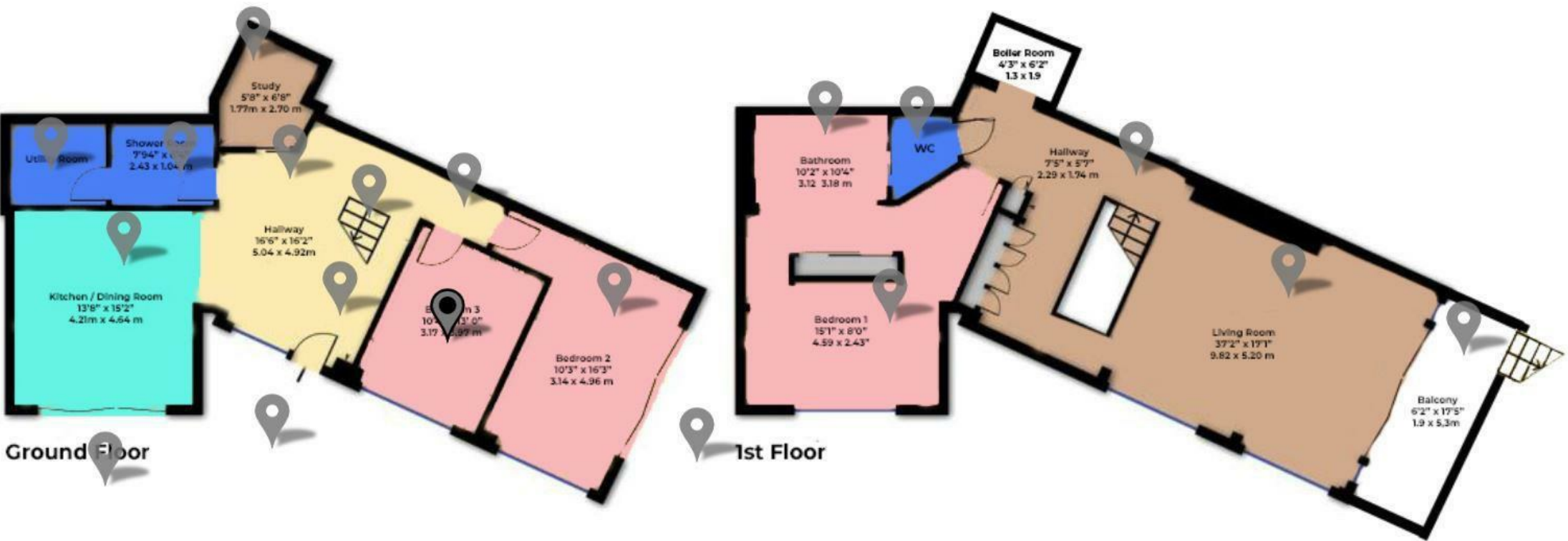
Property is approached from Wyndham Road. Driveway with electric double gates leading to a further driveway for off-street parking. The gardens wrap around the property from the front to the side. Landscaped garden with mature shrubs, trees and

flower borders. Bench sitting area. Built in barbecue. Path leading through to the side gardens. Built in heater. Slate patio. Slate chippings. Raised garden pond. Timber frame storage shed. Offering access to stairs leading to the first flooring living room. Outside lighting and power point.

**Additional Information**

Solar water heating system.





Ground Floor

1st Floor

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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