



# Bloom Street

| | Pontcanna | CF11 9QE

*Hern and Crabtree*

# BLOOM STREET

Guide Price £400,000

This charming two-bedroom mid terrace house is situated in the sought-after area of Pontcanna. Bloom Street is a quiet cul de sac just moments away from Kings Road market, Heaney's and Tom Simmons restaurant. The property is also close to Sophia Gardens, Pontcanna fields, Thompsons park and the city centre of Cardiff.

The accommodation in brief comprises: Entrance hall, open plan kitchen/diner/living room and an enclosed rear garden completes the ground floor. The first floor hosts two spacious bedrooms and a bathroom.

Please contact Hern and Crabtree Pontcanna for more information.



## Front

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

## Entrance Hall

Enter via a traditional wooden glazed door to the front elevation with window over. Tiled flooring. Dado rail. Stairs rising up to the first floor.

## Open Plan Kitchen/Diner/Living Room

Living/Dining Area  
23'6" max x 9'11" max

Glazed sash bay window to the front elevation. Glazed door leading to the rear garden. Squared off archway between the living and dining area. Dado rail. Radiator. Stripped wooden flooring. Brickwork open fireplace with slate mantelpiece. Fitted cupboards into alcoves.

## Kitchen

8'0" max x 10'6" max

Double glazed window to the rear elevation. Double glazed window to the side elevation. Wall and base units with wooden worktops over. Breakfast bar. One and half bowl ceramic Belfast sink and drainer. Integrated double oven and grill. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated full length dishwasher. Integrated fridge freezer. Continuation of stripped wooden flooring.

## Landing

Stairs rise up from the entrance hall. Wooden bannister. Dado rail. Loft access hatch.

## Bedroom One

13'5" max x 12'2" max

Glazed sash bay and a half window to the front elevation. Radiator.

## Bedroom Two

10'11" max x 8'5" max

Glazed sash window to the rear elevation. Radiator. Cast iron feature fireplace.

## Bathroom

8'1 max x 9'2 max

Glazed window to the rear elevation. Double glazed skylight window. W/C and wash hand basin. Bath with shower mixer and glass splashback screen. Part tiled walls. Tiled flooring. Fitted linen cupboard with plumbing for washing machine. Extractor fan. Heated towel rail. Shaver point.

## Loft

Double glazed velux skylight window. Power and light. Storage into eaves.

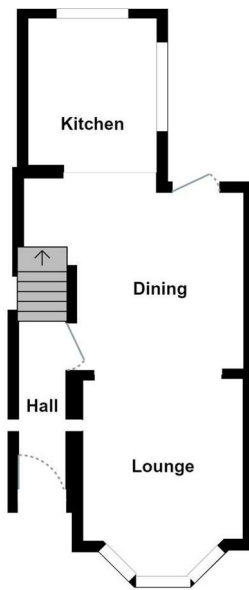
## Garden

Enclosed rear garden. Tiled patio. Mature shrubs and flower borders. Side return. Timbre frame storage.



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			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.