



Pontcanna Place

| Pontcanna | CF11 9JY

Hern and Crabtree

PONTCANNA PLACE

Guide Price £525,000

Viewings of this property come highly recommended!

This is a deceptively spacious, beautifully presented property, situated on one of the most desirable roads in Pontcanna. It is within easy walking distance to a huge number of amenities, coffee shops and restaurants, and just a couple of minutes walk from the extensive green space offered by Bute Park.

The property, almost double its original size, briefly comprises a hall, sitting room, inner lobby, cloakroom/downstairs W/C, living/dining room, kitchen, and rear garden with access to an integral storage area.

The first floor hosts four good-sized bedrooms (one currently being used as a home office) and a large family bathroom.

On the second floor is a large master bedroom with en-suite.



Hall

Enter via a double glazed composite door to the front elevation with window over. Radiator. Tiled flooring. Concealed meter cupboard.

Living/Dining Room

18'0" max x 11'4" max

Double glazed PVC sash window to the front elevation. Three radiators.

Inner Lobby

Tiled flooring. Radiator. Door leading to cloakroom.

Cloakroom

W/C and wash hand basin. Vanity cupboard. Tiled walls. Tiled flooring. Radiator. Extractor fan.

Sitting Room

14'5" max x 22'0" max

Double glazed PVC sash window to the front elevation. Double glazed PVC sash window to the rear elevation. Stairs rising up to the first floor. Two radiators. Scandinavian oak wood flooring. Gas fireplace. Fitted bookshelves and cabinets. Exposed stone wall.

Kitchen

8'3" max x 9'5" max

Double glazed window to the rear elevation. Double glazed door leading to the rear garden. Rationale wall and base units with worktops over. Integrated four ring gas hob with stainless steel splashback and cooker

hood over. Pull out breakfast bar. Integrated oven. One and half bowl stainless steel sink and drainer with mixer tap and food waste hatch. Plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Radiator. Tiled splashback. Amitco tiled flooring.

Landing

Stairs rise up from the living area. Wooden handrail and spindles. Matching bannister. Dog leg staircase. Wood flooring. Stairs rising to the second floor. Exposed stone wall.

Bedroom One

13'3" max x 10'10" max

Two double glazed PVC sash windows to the front elevation. Two radiators. Dado rail. Oak wooden flooring.

Bedroom Two

8'7" max x 10'7" max

Double glazed PVC sash window to the rear elevation. Dado rail.

Bedroom Three

10'8" max x 11'3" max

Double glazed skylight window. Wood laminate flooring. Radiator.

Bedroom Four

6'6" max x 10'2" max

Double glazed obscure skylight window. Wood laminate flooring. Radiator.

Bathroom

7'9" max x 10'0" max

Double glazed PVC sash window to the side elevation. W/C and wash hand basin. Shower into recess with electric shower. Bath with mixer tap. Vanity cupboard. Tiled walls. Amtico tiled flooring. Radiator. Extractor fan. Shaver point. Airing cupboard with concealed gas boiler.

Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Matching bannister. Dog leg staircase. Double glazed PVC sash window. Wood flooring. Radiator.

Bedroom Five

11'8" max x 12'7" max

Double glazed skylight windows. Wood laminate flooring. Two radiators. Fitted wardrobes. Door to en suite. Floor to ceiling height is 6'7" max.

En Suite

5'10" max x 5'2" max

W/C and wash hand basin. Quadrant shower. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Fitted cupboard.

Garden

Courtyard garden. Keyblok pave. Timber frame shed. Outside light.

Conservatory

11'2" max x 4'5" max

PVC roof. Keyblok pave. Power and light. Outside cold water tap.



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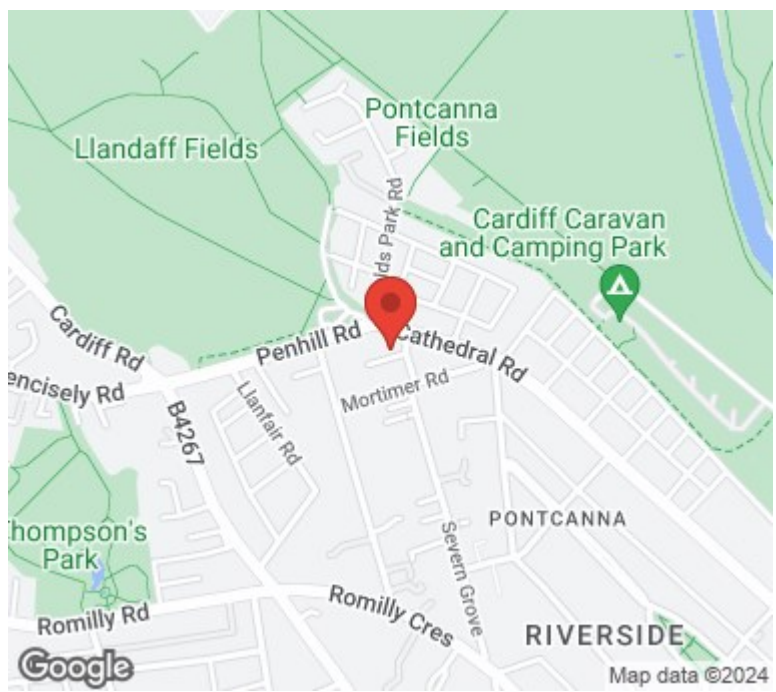
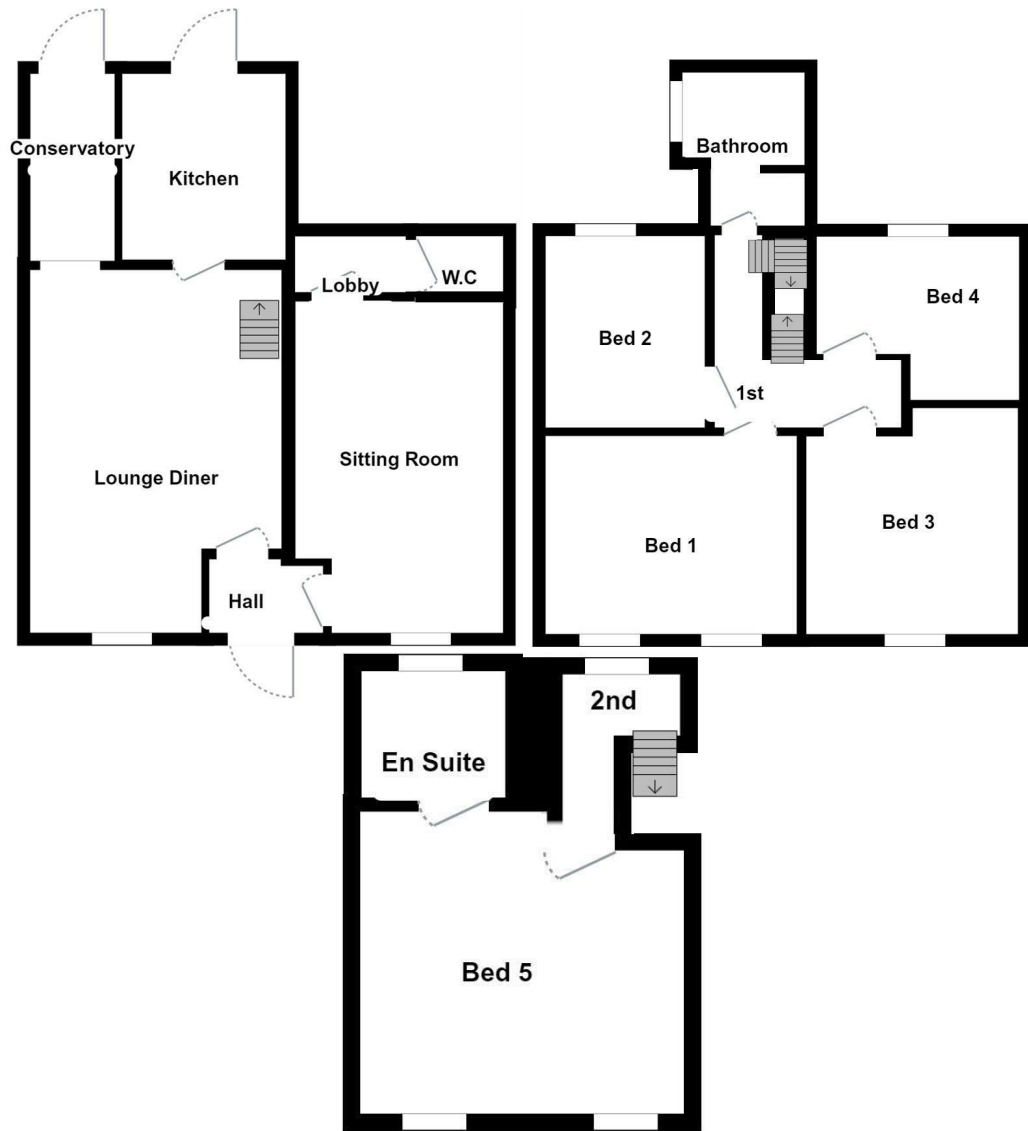
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Call Hern & Crabtree to arrange a viewing on **02920 228135**

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(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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<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.