



Sneyd Street  
| Pontcanna | CF11 9DL



# SNEYD STREET

Guide Price £600,000

An elegant period property situated in a very sought after road in Pontcanna and as such are rarely available on the market.

This stunning family home offers a perfect balance of traditional features and modern conveniences and viewings of the property come highly recommended to fully appreciate!

With features including a superb open plan lounge/ sitting room, open plan kitchen/ dining room, beautiful tiled flooring, high ceilings and bay windows - this is a wonderful four bedroom family home with plenty of character and charm!

Occupying an enviable position with a sunny rear garden & situated within a stones throw from a plethora of Artisan Cafes, Kings Road market, boutiques & Delis and Llandaff fields, Bute park and Sophia Gardens are all on the doorstep.

The city centre of Cardiff is also easily accessible - making this a perfect location for those looking to avoid long commutes!



## Outside front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate offering pedestrian access to the property.

## Porch

Tiled sidings and flooring.

## Entrance hall

The property is entered through a traditional wooden glazed door to the front elevation with window over. Feature tiled flooring. Coving to the ceiling. Radiator. Staircase rising up to the first floor. Understairs storage cupboard. Door leading to basement. Concealed meter cupboards.

## Lounge/ sitting room

26'10" max x 11'6" max

A beautifully presented, light and spacious open plan reception room. Double glazed bay window to the front elevation with plantation shutters. Double glazed door to the rear elevation with window over and plantation shutters. Coving to the ceiling. Picture rail. Wooden flooring. Two radiators. Two feature cast iron fireplaces. Ceiling rose.

## Kitchen/ dining room

23'3" max x 10'7" max

A superb open plan kitchen/ dining room, well designed and providing a wonderful space for families or for entertaining.

Double glazed windows to the side elevation. Double glazed door to the side elevation giving access to the garden. Double glazed sliding doors leading to the rear garden. A wide range of matching wall and base units with complementary worktops over. One and half bowl stainless steel sink and drainer with mixer tap over. Integrated five ring gas hob with stainless steel splashback and cooker hood over. Integrated oven. Integrated dishwasher. Space for fridge freezer. Tiled splashback. Two radiators. Tiled splashbacks.

## Cloak room

W/C and wash hand basin. Tiled flooring. Part tiled wall. Extractor fan.

## Landing

Split level landing. Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Dado rail. Fitted linen cupboard. Loft access hatch.

## Bedroom one

14'4" max x 14'2" max

A light and spacious principle bedroom. Double glazed bay and half window to the front elevation with fitted plantation shutters. Coving to the ceiling. Picture rail. Feature cast iron fireplace. Radiator. Fitted storage cupboard.

## Bedroom two

12'4" max x 9'4" max

A good size second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Picture rail. Radiator. Fitted storage cupboard.

## Bedroom three

10'7" max x 9'8" max

A good size third double bedroom. Double glazed window to the rear elevation with aspect to the garden. Picture rail. Feature cast iron fireplace. Radiator. Fitted storage cupboard with concealed Ideal gas combination boiler. Loft access hatch to rear loft.

## Bedroom Four

7'8" max x 8'5" max

Double glazed part obscure window to the side elevation. Picture rail. Feature cast iron fireplace. Radiator. Fitted storage cupboard.

## Bathroom

7'6" max x 7'6" max

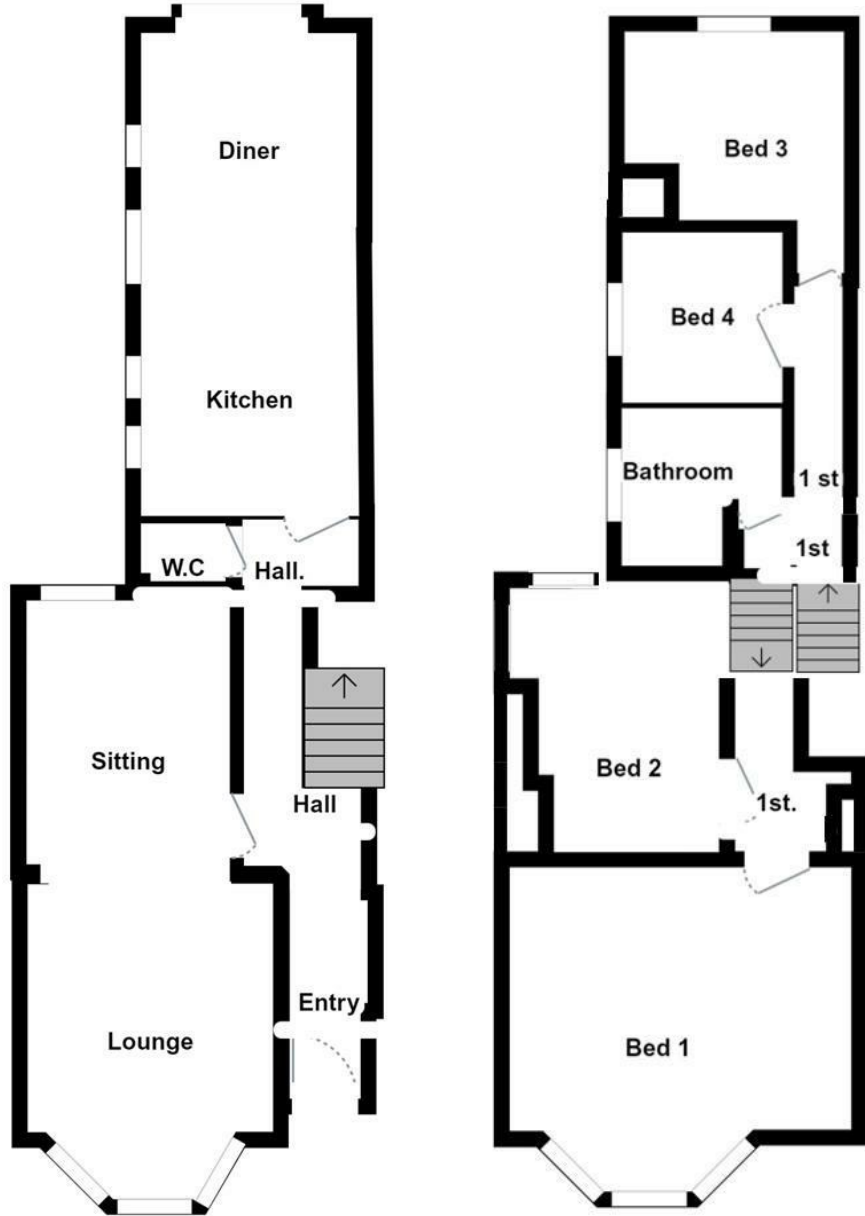
Two double glazed obscure windows to the side elevation. W.C and wash hand basin. Bath with mixer tap. Shower quadrant with fitted shower and rainfall shower head. Heated towel rail and radiator. Mirrored vanity cupboard. Part tiled walls. Laminate flooring.

## Garden

Enclosed rear garden. Paved patio. Mature shrubs and trees. Flower borders. Small side return.



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



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>82</b>               |
| (69-80) <b>C</b>                            | <b>69</b> |                         |
| (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 |           |                         |
| <b>England &amp; Wales</b>                  |           | 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.