



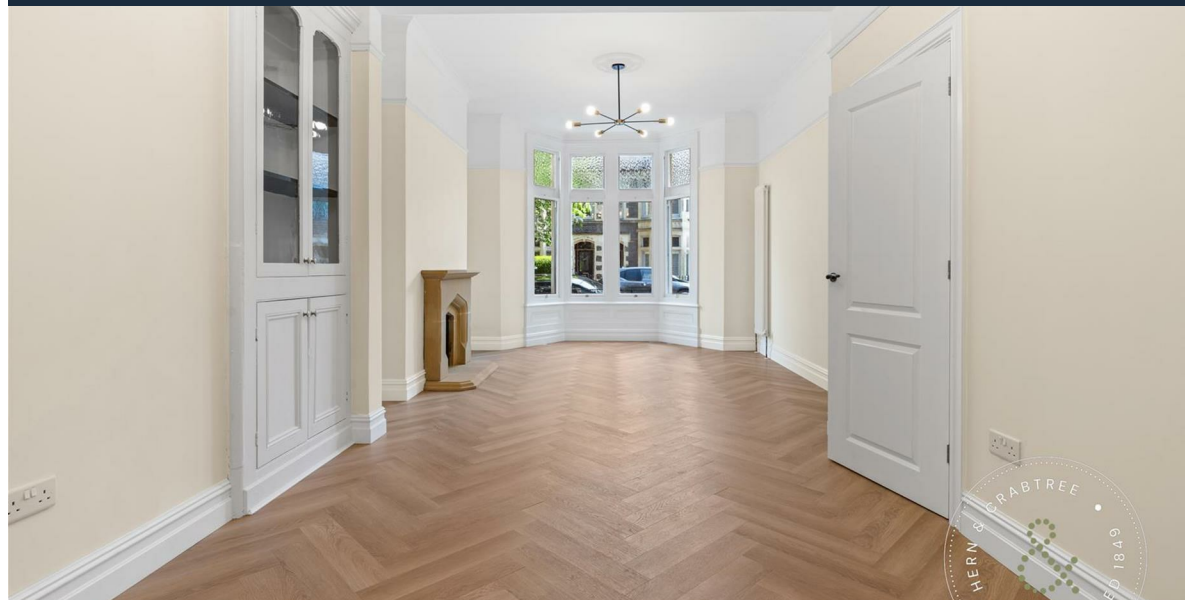
# Ryder Street

| Pontcanna | CF11 9BS



# RYDER STREET

Guide Price £775,000



Welcome to Ryder Street, Pontcanna - a large and stunning Victorian townhouse that has been recently renovated to a high standard!

This family home boasts of an open plan kitchen/ dining room perfect for entertaining guests or simply relaxing with your family. With five spacious bedrooms, ensuite facilities & Jack & Jill bathroom there is plenty of room for everyone to spread out.

There are two very useful rooms in the basement, which offer additional space perfect for a home office/ gym/ studio or den for children.

Located in the heart of Pontcanna, this property offers the best of both worlds - a beautifully updated home and a sought-after location. The house has been sympathetically modernised, blending the charm of its Victorian roots with contemporary conveniences.

Whether you're looking for a family home or a place to entertain friends, this house on Ryder Street has it all. Don't miss out on the opportunity to own a piece of history in this vibrant neighbourhood. And with no onward chain, you could be moving in sooner than you think.

## Reception hall

The property is entered through a wooden front door with glazed window offering additional light to the hall and a further window over. Feature Herringbone style flooring. Victorian style cast iron radiator. Smooth plastered ceiling. Ornate coving to the ceiling. Ceiling rose. Staircase rising to the first floor with newel posts and spindles with feature carpet runner. Two ceiling light points. Panelled internal door to:

## Cloakroom

A two piece suite comprising WC and wash hand basin. Tiled flooring.

## Open plan lounge/ sitting room

27'2" into bay x 12'5" max

A superb, open plan principle reception room which is bright and airy with high ceilings and large bay window to the front elevation. Smooth plastered ceiling. Coving to the ceiling. Picture rail. Two ceiling light points. Two column style vertical radiators. Two built in traditional cabinets with glass doors and storage cupboards. Feature limestone fireplace and hearth. Ample power points.

## Open plan kitchen/ dining room

24'9" x 9'10"

A well designed and spacious open plan kitchen/ dining room perfect for families and for entertaining. Fitted with a wide range of matching wall

and base units with cupboards and drawers offering ample storage space with complementary marble work surfaces over. Inset sink unit with mixer tap above. Integrated dishwasher. Intergrated double oven and grill, five ring ceramic hob with extractor over. Space for American style fridge freezer.

## Utility room

9'5" x 5'4"

A useful laundry room with fitted work tops and storage cupboard. Stainless steel sink drainer unit with mixer tap. Plumbing and space for washing machine. Space for tumble dryer. Double glazed door to the rear elevation giving access to the garden. Tiled splashback. Smooth plastered ceiling. Airing cupboard housing gas central heating boiler. Tiled flooring.

## First floor landing

A split level landing. Staircase rising to the second floor with newel posts and spindles. Smooth plastered ceiling. Two ceiling light points. Smoke detector.

## Bedroom one

17' max x 15' max

A stunning principle bedroom which is both light and spacious featuring high ceiling and feature panelling with wall lights. Smooth plastered ceiling. Coving to the ceiling. Bay to the front elevation with sash windows

and an additional sash window to the front elevation. Exposed bricks to the chimney breast with feature cast iron fireplace and useful alcoves to the side. Ample power points.

## Bedroom two

11'10" x 10'9"

A beautifully presented, second double bedroom with double glazed window to the rear elevation with aspect to the garden. Vertical column style radiator. Smooth plastered ceiling. Power points.

## Bedroom three

10'8" x 10'

A third double bedroom - a perfect guest bedroom. Double glazed window to the rear elevation with aspect to the garden. Vertical column style radiator. Smooth plastered ceiling. Power points. Door to:

## En suite shower room

6'9" x 5'11"

A brand new suite comprising: fitted shower cubicle with rainwater shower and additional shower attachment. Wall hung sink with vanity unit and mixer tap with feature tiled splashback and close coupled WC. Heated towel radiator. Smooth plastered ceiling. Spotlights to the ceiling. Extractor. Double glazed window to the side elevation.

## Family bathroom

7'10" x 6'9"

A well designed bathroom with a four piece suite in white comprising: free standing roll top bath with mixer taps and shower attachment, built in shower cubicle with main pressure shower, pedestal wash hand basin and close coupled WC. Feature wall panelling. Double glazed window to the side elevation. Heated towel radiator. Feature flooring. Smooth plastered ceiling. Spotlights.

## Second floor landing

As split level landing. Double glazed window. Smooth plastered ceiling. Spotlights. Access to the loft space.

## Bedroom four

10'9" expanding to 16'9" max x 11'8"

A stunning, L shaped double bedroom with feature arched windows to the front elevation and an additional window to the front elevation. Smooth plastered ceiling. Column style vertical radiator. Power points. Door to:

## Jack & Jill bathroom

7'5" x 4'6"

A useful, well designed Jack & Jill bathroom which serves bedrooms four and five. Fitted with a contemporary style three piece suite comprising: Double shower cubicle with mains pressure shower and feature tiles. Wall hung sink unit and close coupled WC. Heated towel radiator. Extractor. Walls are part tiled.

## Bedroom five

11'10" x 9'8"

A well presented bedroom with double glazed window to the rear elevation. Smooth plastered ceiling. Column style vertical radiator. Power points.

## Outside front

To the front of the property is an enclosed garden with dwarf walling and wrought iron pedestrian gate giving access to the property

## Outside rear

The rear garden is of good size and laid mainly to lawn. The garden is enclosed by timber fencing and brick walling. Double gates to the rear of the plot offer access to a useful parking space. Patio area.

## Basement access & hallway

Steps lead from the hallway to the basement. Split into two useful rooms.

## Basement room one

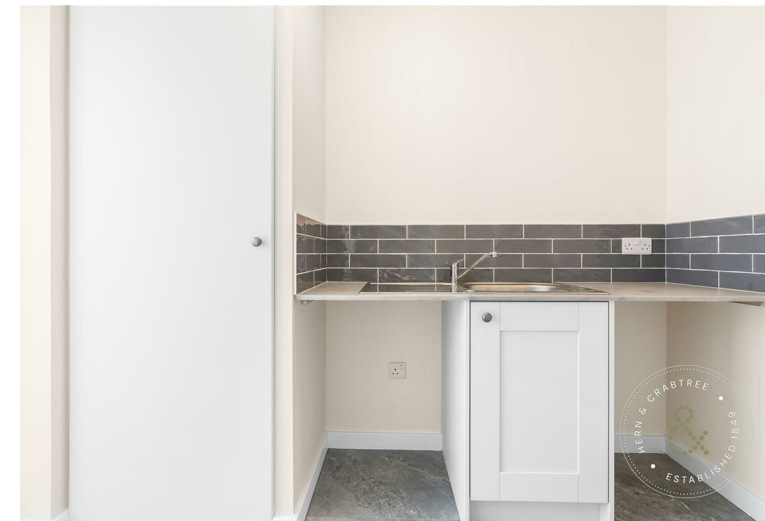
13'5" x 10'

Freshly decorated and gas central heating radiator. Wood laminate flooring. Extractor. Power points. Lighting.

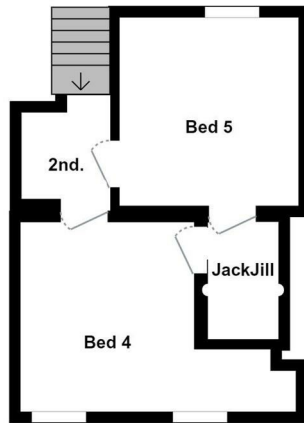
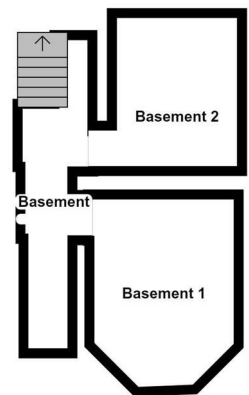
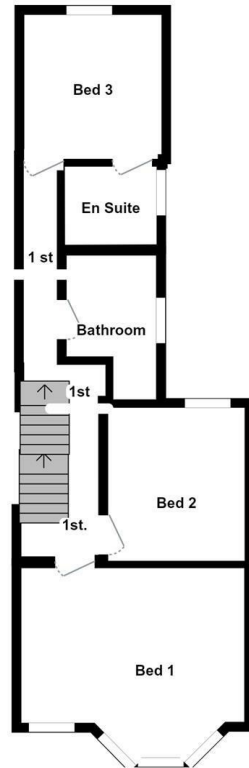
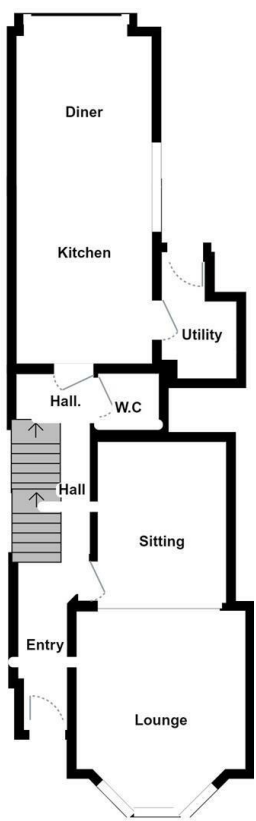
## Basement room two

10'8" x 8'7"

Radiator. Wood laminate flooring. Power points. Lighting.



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>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; display: flex; align-items: center; justify-content: center; margin-right: 5px;">69</div> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; display: flex; align-items: center; justify-content: center; margin-right: 5px;">82</div> </div>
(81-91) <b>B</b>	
(69-80) <b>C</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> <span style="float: right;">EU Directive 2002/91/EC</span>	



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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.