



Pontcanna Street

| Pontcanna | CF11 9HQ



# PONTCANNA STREET

Guide Price £680,000



This handsome mid-terrace house boasts not only a fantastic location but also a spacious layout with two reception rooms, five bedrooms, and two bathrooms. The delightful open-plan design seamlessly connects the reception rooms, creating a warm and inviting atmosphere for entertaining guests or simply relaxing with your family. The property's period features add character and charm, giving it a unique and timeless appeal.

This house has been tastefully modernised throughout, blending contemporary comforts with classic elements effortlessly. Whether you're a fan of modern amenities or traditional aesthetics, this property offers the best of both worlds.

The accommodation in brief comprises of: Entrance Hall, living/sitting room, kitchen/dining room, utility room, cloakroom and an enclosed rear garden completes the ground floor accommodation. The first-floor hosts four bedrooms and a family bathroom. A further bedroom with an en suite is located on the second floor.

Viewings of this stunning home come highly recommended to appreciate!

## Entrance Hall

Enter via a traditional wooden glazed door to the front elevation with a window over in a hallway with period tiled floor and cornice, dado rails, understairs storage and a radiator. Further entries to the living room and kitchen with stairs leading to the first floor.

## Living Area

26'8" max x 10'7" narrowing to 8'9" max

The living room includes bay-fronted sash windows to the front elevation, period cornicing, picture rails, stripped wooden flooring, a feature cast iron fireplace and a squared-off archway leading to the sitting room.

## Sitting Area

The sitting room includes period cornicing, picture rails, stripped wooden flooring, a feature cast iron fireplace and a squared-off archway leading to the living room along with an archway leading to the open-plan kitchen diner.

## Kitchen/Dining Room

25'7" max x 14'9" max

The open-plan kitchen/diner includes a side return extension with Velux skylight windows offering natural light and bi-folding doors leading out to the rear garden. The kitchen area is laid with Sigma3 wall and base units, an island with seating and all appliances integrated with space for a fridge/freezer. The kitchen has oak wooden flooring throughout and another doorway leading to the utility room.

## Utility Room

13'8" max x 5'10" max

The utility room offers plenty of space for further appliances including the washing machine and tumble dryer. The utility room hosts the combi-boiler, additional storage space, a double window to the side elevation along with a Velux skylight. There is then a further doorway leading to the cloakroom.

## Cloakroom

The cloakroom has double glazed obscure window to the rear elevation, a wash hand basin and W/C.

## Bedroom One

15'8" max x 11'3" max

Bedroom one includes a wooden sash bay and a half windows to the front elevation, stripped wooden flooring throughout, a radiator, cast iron feature fireplace along with picture and period cornicing.

## Bedroom Two

12'2" max x 9'8" max

Bedroom two has a double-glazed window to the rear elevation and featured cast iron fireplace, cupboards and a radiator.

## Bedroom Three

7'1" max x 6'11" max

Bedroom three has double glazed window to the side elevation, a radiator and picture rail.

## Bedroom Four

10'2" max x 6'9" max

Bedroom four has a double-glazed window to the rear. Bedroom four also offers a radiator, picture rail and loft access to the rear loft.

## Bathroom

The bathroom has two double-glazed obscured windows to the side elevation, a fully fitted four-piece bathroom suite, Part tiled walls and tiled flooring, a vanity cupboard and a heated towel rail.

## Bedroom Five/Loft Room

11'8" max x 8'7" max

Bedroom five is a converted loft bedroom, it has a double glazed Velux window, storage into the eaves with doorway leading to an en-suite.

## En Suite

The en suite has a small Velux skylight window, and part tiled walls with a tiled floor. The en-suite has a wash hand basin, W/C and walk-in shower cubicle.

## Garden

The garden has a rear access pedestrian gate leading to the rear lane, part astroturf lawn and patio area, timber frame storage shed and a timber framed pergola. The garden also offers outside light and water tap.

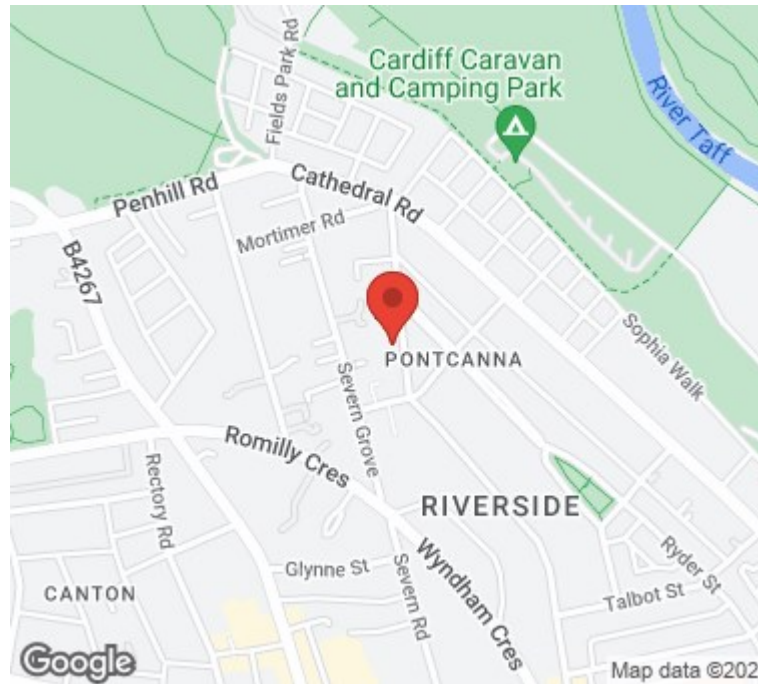
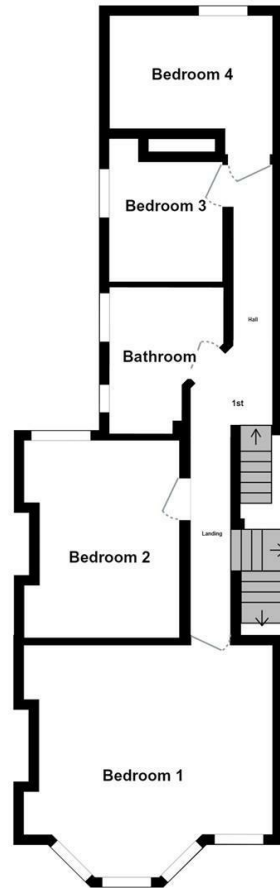
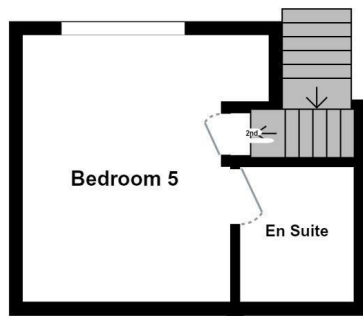
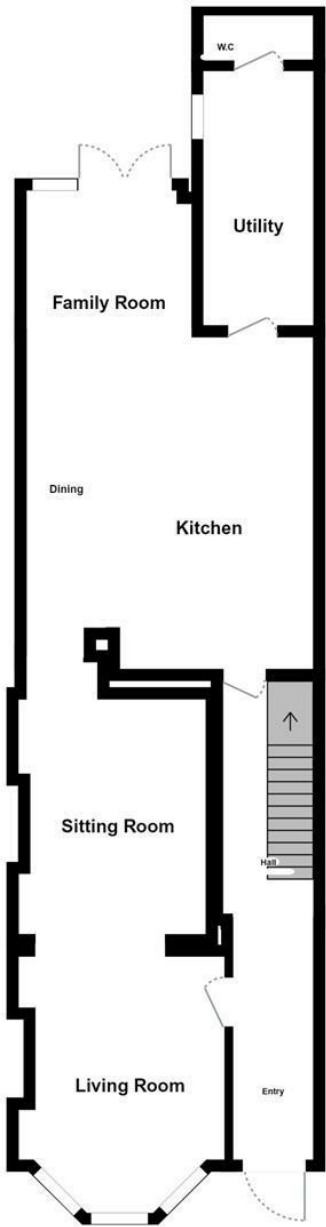




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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>		
		<b>77</b>
	<b>64</b>	
		<b>EU Directive 2002/91/EC</b>



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