



Fields Park Road

| | Cardiff | CF11 9JP

FIELDS PARK ROAD

Guide Price £550,000



Situated merely seconds away from Pontcanna Fields, Sophia Gardens and the local Shops, Bars, Delis & Coffee Houses on offer in this highly desirable part of the City is this handsome period family home offering a wealth of original features and a fantastic amount of living space spread over three floors.

Hidden behind the Gothic Victorian stone facade of this much loved abode lies stunning accommodation comprising traditional hallway, spacious bay fronted open plan living room/ sitting room with a gorgeous fireplace, fitted bookshelves and exposed wood floorboards, new kitchen/ breakfast room with eye catching feature fireplace & Welsh dresser, a useful office and ground floor utility room/ cloakroom.

To the upper floors are three spacious double bedrooms, a brand new shower room and the light & airy attic room provides additional space.

Externally, the front offers the garden with a quarry tiled pathway & laid with selection of decorative mature shrubs whilst the rear offers a generous sized, landscaped garden with rear lane access.

A rare opportunity to purchase a stunning home on this rarely available road.

Entrance

The property is entered via a traditional storm porch with original tiled walls and double glazed hard wood door giving access.

Reception Hall

A welcoming and traditional style reception hall. Featuring a useful ingress ideal for coat hooks. Coving to the ceiling. Ceiling arch. Dado rail. Cupboard housing meters. Feature cast iron radiator. Staircase rising to the first floor with newel posts and spindles and under stairs alcove ideal for further storage. Stripped wooden flooring.

Lounge open plan to the living room

25'10" max into bay x 12' max into recess

A stunning open plan reception room which has been well designed to create a perfect space for relaxing. Double glazed PVC sash bay window to the front elevation with aspect to the front garden and

privacy hedge. Smooth plastered ceiling. Coving to the ceiling. Picture rail. Bespoke built in storage cupboards and shelving to alcoves. Feature cast iron fireplace with working fire and tiled hearth. Stripped wooden flooring. Squared off arch to:

Living room/ sitting room

PVC sash window to the rear elevation with aspect to the landscaped, enclosed rear garden. Continuation for wooden flooring. Feature cast iron radiator.

Kitchen/ breakfast room

10'6" x 14'3" max
An attractive, recently refurbished kitchen/breakfast room. Double glazed sash window to the side elevation. Fitted welsh dresser. A range of base unit storage in dove grey with complementary granite worktops over. Four ring Neff integrated gas hob and oven. Integrated slim line dishwasher. Inset sink with

swan neck mixer taps. Integrated fridge freezer. Feature fireplace with tiled surround. Cast iron radiator. Smooth plastered ceiling. Spotlights to the ceiling. Wooden flooring. Squared off arch leading to:

Office

8'8" max x 5'1" max
A superb space for working from home. Large double glazed window and double glazed door to the side elevation which gives access to the rear garden. Cast iron radiator. Smooth plastered ceiling. Skylight window. Spotlight. Door to:

Utility / Cloakroom

8'9" x 4'8" max
A useful room offering a utility room and ground floor cloakroom. Featuring a two piece suite in white comprising: WC and wall hung wash hand basin. Integrated washing machine. Storage cupboards with granite work top over and cupboard housing

contemporary gas combination boiler. Attractive tiled flooring. Smooth plastered ceiling. Skylight window.

Landing

A split level landing. Fitted traditional linen cupboard. Staircase rising to the attic room. Fitted storage cupboard.

Bedroom one

16' max x 10'11" max
A beautifully presented master bedroom. Three double glazed sash windows to the front elevation. Feature cast iron fire place. Cast iron fireplace. Smooth plastered ceiling. Picture rail. Cast iron radiator.

Bedroom two

11'3" x 10' max
A beautifully presented second double bedroom. Double glazed sash window to the rear elevation. Wooden flooring. Smooth plastered ceiling. Picture rail. Feature cast iron fireplace with tiled hearth.

Bedroom three

10'7" x 8'1" max
A beautifully presented third double bedroom. Double glazed sash window to the rear elevation with aspect to the landscaped garden. Smooth plastered ceiling.

Shower room

7'2" x 7'5" max
A modern and stylish, recently installed shower room. Featuring a contemporary style three piece suite in white comprising: Walk in double shower cubicle with mains pressure shower, screen and tray, wall hung wash hand basin and close coupled WC. Double glazed sash window to the side elevation. Featured tiled flooring. Heated towel radiator. Smooth plastered ceiling.

Attic Room

Two Velux skylights to rear, exposed brick chimney breast, eaves storage space, power points.

Outside front

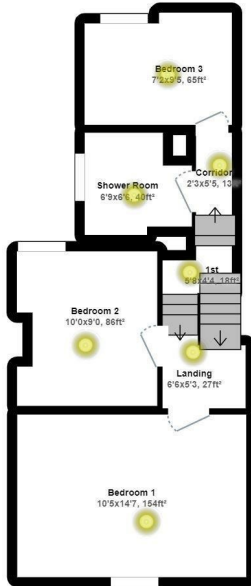
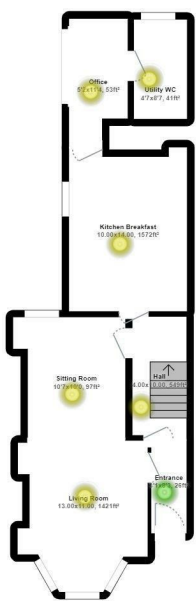
To the front of the property is a pedestrian gate offering access to a traditional tiled pathway leading to the front of the property. The front garden has privacy hedging and laid to pebbles with attractive shrubs.

Outside rear

A beautifully landscaped rear garden. Featuring a purpose built cladded shed with grass seeded roof. Rear lane pedestrian access. outside cold water tap.



Call Hern & Crabtree to arrange a viewing on 02920 228135



Energy Efficiency Rating

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