



Hern and Crabtree

Ryder Street

| Pontcanna | Cardiff | CF11 9BS

RYDER STREET

Guide Price £740,000



Hidden behind the handsome Victorian Gothic, stone exterior of this period bay fronted townhouse lies a vast amount of living space spread over three floors & offering the perfect blend of charming period features, modern stylish fittings and a 'high specification' finish throughout.

This stunning family home has been lovingly upgraded by the current owners and offers ground floor accommodation comprising the classy entrance hall with original tiled floor, elegant bay fronted lounge, sitting room, utility room and the 'Jewel in the Crown', the breath-takingly beautiful kitchen/dining room with central island unit, granite worktops & 'bi-folding' doors opening to the generous sized, landscaped rear garden.

To the upper floors are four spacious double bedrooms, 'luxury hotel' standard four piece family bathroom whilst the top floor Master bedroom offers a walk-in wardrobe and en-suite shower room.

Externally, the front offers a delightful enclosed forecourt with a selection of decorative mature shrubs whilst the rear offers the aforementioned landscaped, child-friendly garden with two patio areas and well placed for the afternoon Sun.

This wonderful family home is perfectly situated for the local shops, bistros, bakeries & restaurants on offers in Pontcanna & Romilly Crescent.

Call Hern & Crabtree, Pontcanna for more information.

Storm Porch

An open porch with light and period tiling either side and tiled flooring.

Entrance Hall

Entered via traditional wood glazed front door with etched glass window above and stained glass windows either side, period Egg@dart coving, period tiled flooring, radiator, stairs rising to the first floor.

Lounge

14'11" max into bay x 12'6" max into recess

Traditional sash wood bay windows to the front with stained glass window above, period Egg@dart coving, picture rail, ceiling rose, radiator, TV point, traditional fireplace period tiles, tiled hearth and marble mantelpiece and surround.

Sitting Room

12'0" x 9'10" to storage cupboard

Period coving, built in period storage into alcoves and glass cabinets, period etched glass door leading out to the rear

garden, traditional gas fireplace with period surround and slate mantle, tiled hearth, exposed wooden flooring, radiator.

Kitchen/Diner

28'8" max x 10'8"

Kitchen is fitted with wall and base units granite work tops over, ceramic sink with swan neck mixer tap with pull down washer hose, five ring Neff gas hob with cooker hood above and stainless steel splashback, twin Neff ovens, one is double with grill, central breakfast bar with granite work top, space for american style fridge/freezer, slate flooring, coving, spotlights, double glazed sash bay window to the side with bay window seat, bi fold double glazed wood doors leading out to the rear garden, radiator, door to basement with stairs down.

Utility cupboard housing the washing machine and tumble dryer, double glazed window to the side and houses a Vaillant boiler with modern pressurised hot water tank. Electric underfloor heating.

Basement

With power and light.

Landing

Stairs rising from the entrance hall with wooden handrail and spindles, radiator, stairs rising to the second floor.

Bedroom Four

10'9" max x 11'5" max

Double glazed wood sash window to the rear, cast iron feature fireplace, radiator, period coving.

Family Bathroom

13'3" x 7'5"

Two wood double obscure glazed sash windows to the side, walk in shower with drench shower head and glass screen, free standing contemporary bath with upstand bath filler and separate shower head attachment, wash hand basin with tiled splashback and w.c, heated towel rail, tiled flooring, radiator, spotlights, extractor fan. Electric underfloor heating.

W.C

Accessed from the landing, double obscure glazed wood sash window to the side, wash hand basin with tiled splashback and w.c, tiled flooring with electric underfloor heating.

Bedroom Three

12'1" x 10'11" max into recess

Wood sash window to the rear, feature fireplace with wooden mantle, built in storage cupboard, radiator, period coving.

Bedroom Two

16'10" into recess x 15'0" max into bay

Bay and a half wood sash window to the front, two vertical radiators, period coving, feature cast iron fireplace with slate mantle and surround and feature tiles.

Second Floor

Stairs rising from first floor landing with a dog leg staircase, wooden handrail and spindles, double glazed wood sash window., storage cupboard with drawers. Loft access hatch with pull-down ladder.

Master Bedroom

16'10" x 11'11" max

Wood sash windows to the front, radiator, cast iron fireplace, period coving and ceiling rose, open doorway to:

Dressing Room

Pull down ladder to loft offering small storage area, fitted wardrobes and shelves, open doorway to:

En Suite

11'1" max x 7'9" max

A walk in shower with raindrop shower head, free standing clawfeet

slipper style bath with mixer tap and separate shower head attachment, w.c and wash hand basin, period cast iron fireplace, heated towel rail, radiator, spotlights, extractor fan, marble tiled walls and flooring. Electric underfloor heating.

Rear Garden

Enclosed rear garden with stone wall, slate patio and part laid to lawn, mature shrubs, gate to rear lane access
Side return garden which offers room for storage, wood log store.

Front

A forecourt front with stone wall, hedge rose, wrought iron railings and pedestrian gate, slate chippings and paved path to front door.

Tenure

We have been advised by the seller that the property is freehold.



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	
(69-80) C	
(55-68) D	
(39-54) E	47
(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.