



Heol Wilf Wooller

Pontcanna | CF11 9JL

HEOL WILF WOOLLER

Guide Price £675,000



tilled walls. Tiled flooring. Heated towel rail. Extractor fan.

Second Floor Landing

Stairs rise up from first floor landing. Dog leg staircase. Wooden handrail and spindles. Matching bannister. Loft access hatch. Fitted storage cupboard.

Bedroom One

13'3" max x 11'8" max

Two double glazed skylight windows to the rear elevation. Fitted wardrobes. Radiator. Door leading to the en suite.

En Suite

W/C and wash hand basin. Shower quadrant with rainfall shower head. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom Two

11'5" max x 9'1" max

Double glazed window to the front elevation. Double glazed skylight window to the side elevation. Fitted wardrobes. Radiator.

Garden

Enclosed rear garden. Paved patio with paved path leading to the rear lane access. Lawn. Mature shrubs and trees. Flower borders.

This handsome bay fronted modern house boasts not only a fantastic location but also a spacious layout with two reception rooms, three bedrooms, and two bathrooms. The delightful open-plan design creates a warm and inviting atmosphere for entertaining guests or simply relaxing with your family. This property also includes off-road parking and a garage.

The accommodation in brief comprises of: Entrance Hall, sitting room, kitchen/dining room, cloakroom and an enclosed rear garden completes the ground floor accommodation. The first-floor hosts the living room, bedroom three and a family bathroom. Two bedrooms, one with an ensuite are on the second floor.

Viewings of this stunning home come highly recommended to appreciate!

Front

Front freecourt garden. Mature shrubs. Paved path.

Entrance Hall

Enter via a double glazed composite door to the front elevation. Oak wooden flooring. Radiator. Storage cupboard. Stairs rising up to the first floor. Under stairs storage cupboard.

Sitting Room

8'11" max x 14'6" max

Double glazed bay window to the front elevation. Radiator. Continuation of oak wooden flooring.

Kitchen/Dining Room

Open plan I-shaped kitchen/dining room.

Kitchen Area

14'0" max x 12'0" max

Double glazed window to the rear elevation. Wall and base units with complimentary stone

worktops over. Integrated one and half bowl sink and drainer with mixer tap. Integrated dishwasher. Integrated four ring gas hob with stainless steel splashback and cooker hood over. Integrated double oven and grill. Space for American style fridge freezer. Wine rack. Part tiled walls. Tiled flooring. Radiator.

Dining Area

8'0" max x 15'1" max

Vaulted ceiling with double glazed windows to the side and rear elevation. Double glazed door leading to the rear garden. Double glazed skylight window. Tiled flooring. Radiator.

Cloakroom

W/C and wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Double glazed window to the front elevation. Fitted storage cupboard with water tank. Stairs rise up to the second floor.

Living Room

15'5" max x 12'2" max

Double glazed PVC doors leading out to the Juliette balcony. Glass balustrade overlooking the dining area. Oak wooden flooring. Radiator.

Bedroom Three

10'5" max x 9'0" max

Double glazed bay window to the front elevation. Radiator.

Bathroom

W/C and wash hand basin. Bath with shower and glass splashback screen. Part



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		88
(81-91) B	79	
(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	



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
 Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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.