



Springfield Place

| Pontcanna | CF11 9NY



SPRINGFIELD PLACE

Guide Price £310,000



This light-filled two bedroom terrace is minutes from Chapter Arts Centre in Canton. Springfield Place is a quiet residential street that sits in between Cardiff Road and Severn Road in Pontcanna. Numerous coffee houses and independent shops in Pontcanna was the subject of sympathetic modernisation by the current owners.

The terrace houses are painted in playful vibrant pastel colours dating back to the early 19th century. The property is entered via a modern composite front door into a part-enclosed hallway with oak flooring that runs through to the dining room and lounge. The lounge and dining room have been opened up with a squared archway and offer a full glazed door out to the rear garden. The lounge is a perfectly cosy space for the winter months with a wood-burning stove installed into the chimney breast. The kitchen is a light and modern space with integrated appliances and to the end of the house is the utility room. On the first floor are two double bedrooms and a good-sized bathroom with a concealed gas combination boiler. Outside is a south-facing garden landscaped with a sitting area and mature trees and shrubs with a side vegetable garden too. High ceilings, oak wood floor, a cast iron wood burning stove and a south-facing garden help define the home's charm and character.

Entrance Hall

Enter via a double glazed composite door to the front elevation with window over. Oak wooden flooring. Radiator.

Lounge

9'10" max x 10'11" max

Double glazed window to the front elevation. Continuation of oak wooden flooring. Radiator. Cast iron wood burning stove with slate hearth and open brickwork. Two fitted storage into alcoves. Squared off archway between the lounge and diner.

Dining Room

14'7" max x 10'11" max

Double glazed French doors to the rear elevation. Continuation of oak wooden flooring. Radiator. Squared off archway between the lounge and diner. Stairs rising up to the first floor. Understairs storage.

Kitchen

10'2" max x 8'7" max

Double glazed window to the side elevation. Wall and base units with worktops over. Ceramic one bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Space for fridge freezer. Tiled flooring.

Utility

6'7" max x 3'1" max

Double glazed window to the rear elevation. Double glazed PVC door to the garden. Plumbing for washing machine.

Landing

Stairs rise up from the dining room. Wooden handrail and spindles. Matching bannister. Split level landing. Loft access hatch.

Bedroom One

10'0" max x 14'9" max

Two double glazed windows to the front elevation. Radiator.

Bedroom Two

9'6" max x 11'1" max

Double glazed window to the rear elevation. Radiator.

Bathroom

9'1" max x 9'3" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Vanity unit. Bath with plumbed shower and glass splashback screen. Part tiled walls. Tiled flooring. Heated

towel rail. Extractor fan. Fitted linen cupboard with concealed gas combination boiler.

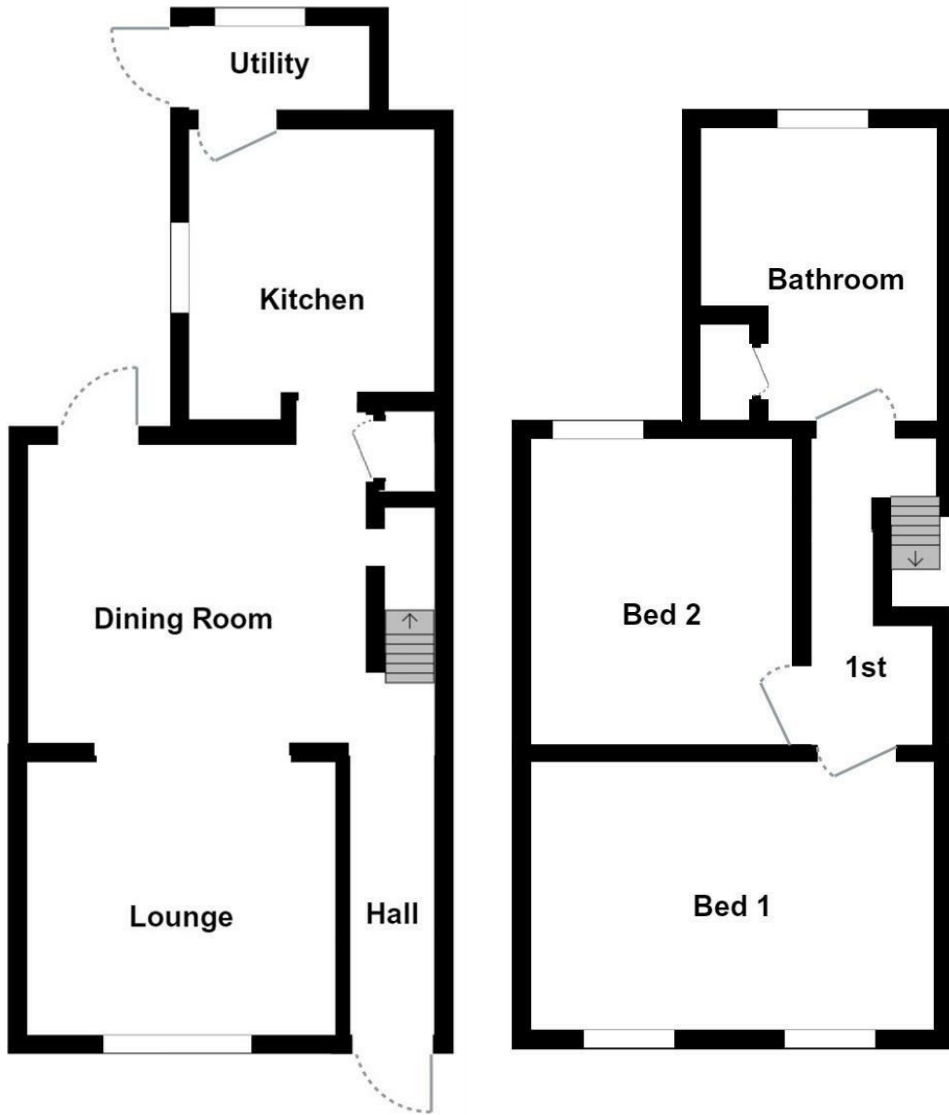
Garden

Enclosed rear garden. Paved patio. Stone chippings. Raised flower borders. Mature shrubs and trees. Built in storage cupboard. Side return. Outside cold water tap.



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		
(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.