



Preswylfa Street

| Canton | Cardiff | CF5 1FS

Hern and Crabtree

PRESWYLFA STREET

Guide Price £435,000



Bedroom one 14'5" max x 10'7"

A light and spacious principle bedroom with two double glazed windows to the front elevation. Feature wood flooring. Radiator. Fitted shelving to alcoves. Coving to the ceiling.

Bedroom two 10'5" x 8'10"

A lovely second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Feature wooden flooring. Radiator. Open fireplace.

Bedroom three 9'9" x 7'9"

Double glazed window to the rear elevation with aspect to the garden. Wall mounted gas central heating boiler. Radiator. Wooden flooring.

Family bathroom 12'9" x 6'6"

A good size bathroom which has been well designed to incorporate a four piece suite including a free standing roll top bath with wall hung taps, walk in double shower cubicle with mains pressure rainwater shower, wash hand basin set into bespoke vanity unit and WC with hidden cistern. Heated towel radiator. Double glazed obscure sash window to the side elevation. Feature flooring. Underfloor heating.

Outside front

Fore court garden to the front with pedestrian gated access.

Outside rear

To the rear of the property is an

enclosed garden with feature stone walling, laid mainly to lawn with shrub borders. Side return and paved terrace area.

Additional information

This beautifully presented three bedroom mid terrace is situated in a popular cul-de-sac in Canton. Preswylfa Street is close to Thompsons park, Victoria park and a huge range of attractive amenities including bars, restaurants, boutiques and shops. The property is also located within easy walking distance to the city centre of Cardiff.

The accommodation comprises: Hallway, living room, sitting room, open plan kitchen/diner. To the first floor there are three bedrooms and a family bathroom. An enclosed garden to the rear.

Please call Hern & Crabtree, Pontcanna for more information.

Hallway

The property is entered through a traditional wood panelled door with glass inserts to the hallway. Feature wood flooring. Meter cupboard. Contemporary style vertical radiator. Smooth plastered ceiling. Coving to the ceiling. Doors give access to both reception rooms and access to the kitchen/ dining room. Door to understairs storage cupboard. Staircase rising to the first floor with newel posts and spindles.

Lounge

13'7" x 10'10"

A beautifully presented principle reception room with double glazed box bay window to the front elevation with aspect to the cul de sac. Victorian style radiator. Feature cast iron fireplace with decorative tiles and slate tiled hearth. Shelving to alcoves. Feature wood

flooring. Smooth plastered ceiling. Coving to the ceiling.

Sitting room (used as Utility room)

9' max x 11'3"

Currently being used as a utility room and useful storage for bikes. Door to the rear elevation giving access to the garden. Feature wooden flooring. Fitted worktop with plumbing for washing machine and space for tumble dryer. Stainless steel sink drainer unit. Shelving to alcoves. Vertical radiator.

Open plan kitchen/ dining room

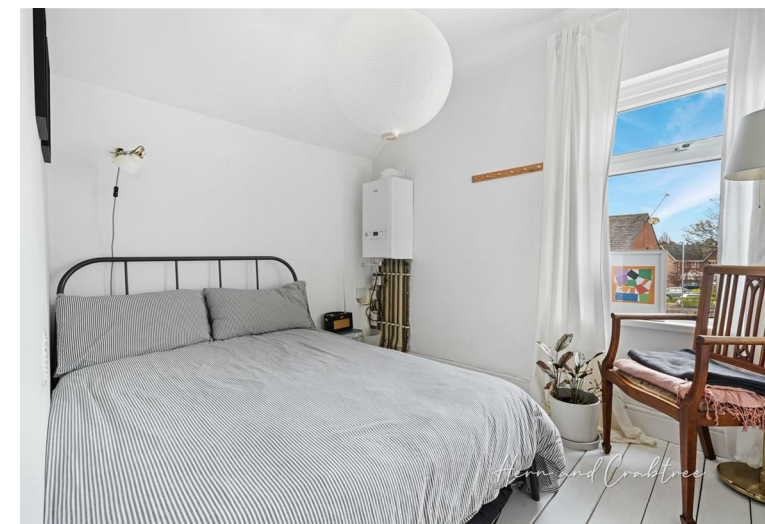
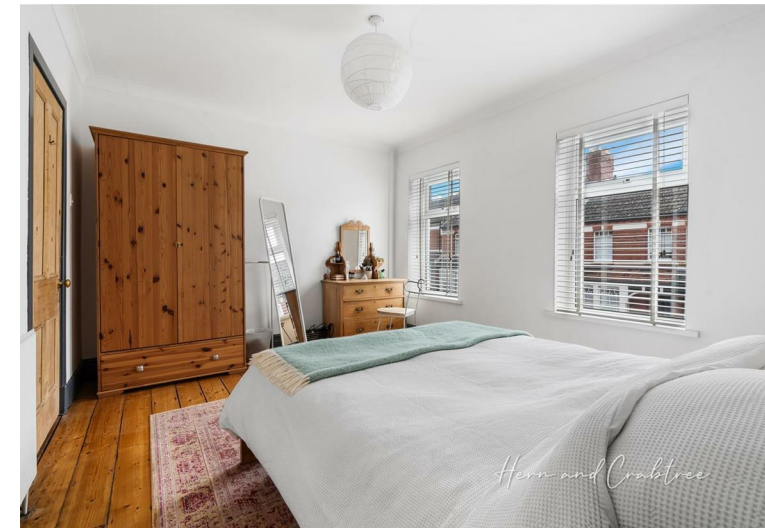
20'4" max x 9'7" max

A stunning, light and spacious open plan kitchen/ dining room - perfect for families and entertaining. Fitted with a wide range of matching base units with cupboards and drawers offering excellent storage

facilities with complementary work surfaces over. Space for range cooker. Chimney style extractor fan. Space for fridge freezer. Integrated dishwasher. Inset Belfast style sink unit. Double glazed sash windows to the rear and side elevations with aspect to the garden. Double glazed door to the side elevation giving access to the garden. Ample space for dining table and chairs. Door to under stairs cupboard. Feature wall mounted open shelving unit with lighting. Underfloor heating.

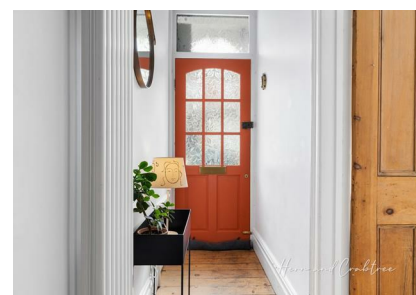
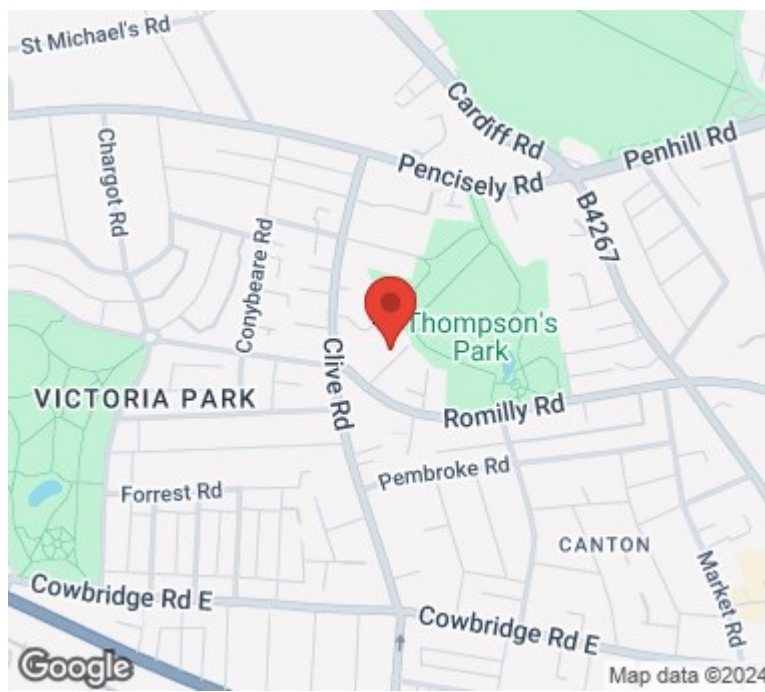
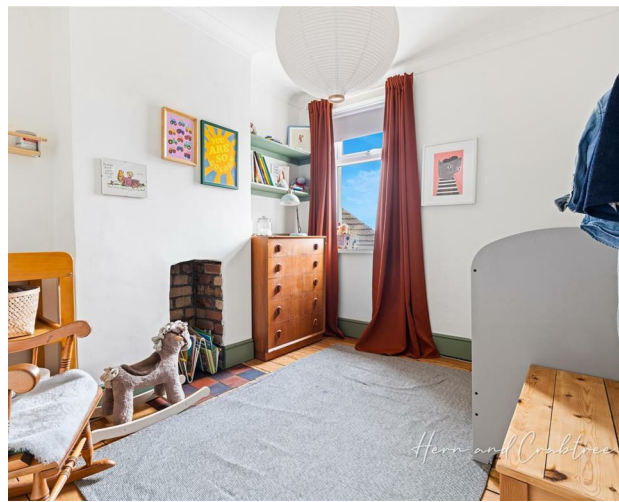
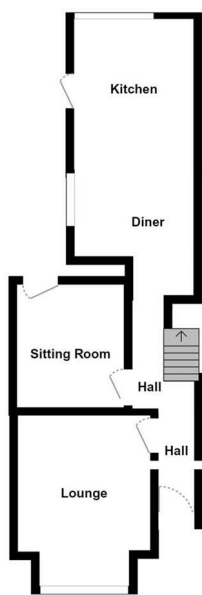
Landing

A split level landing. Access to the loft space. Fitted storage cupboard with shelving. Doors to all bedrooms and bathroom.



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		77
(69-80) C		
(55-68) D	57	
(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.