



Atlas Place

| Canton | CF5 1PG



ATLAS PLACE

Guide Price £365,000

A beautifully presented bay-fronted house situated within easy walking distance to a wide range of amenities including boutiques, coffee shops, parks and restaurants. This lovely home has been very well maintained and offers plenty of style with fabulous traditional features throughout.

The accommodation comprises a welcoming hall, living room, sitting room, and a bright open-plan kitchen/dining room completes the ground floor. The first floor hosts three good-sized bedrooms and a modern family bathroom. The rear of the property houses a low-maintenance landscaped garden with a sunny aspect.

Canton offers excellent public transport links to Cardiff city centre with Ninian Park train station just a short walk from the property.

Please contact Hern and Crabtree, Pontcanna for further information.



Front

Front forecourt. Low rise brick wall with wrought iron gate.

Hall

Storm porch. Enter via a traditional wooden glazed door. Stairs rising to the first floor. Coved ceiling. Dado rail. Stripped wooden flooring.

Living Room

13'08" max x 10'09" max

Double glazed sash bay window to the front elevation with fitted plantation shutters. Cast iron working fire with tiled hearth and a stone surround. Fitted shelving into the alcoves. Radiator. Picture rail. Coved ceiling.

Sitting Room

12'00" max x 8'10" max

Double glazed window to the rear elevation. Victorian cast iron log burner stove, a tiled hearth and stone surround. Built-in storage cupboards. Radiator.

Kitchen/Dining Room

23'01" max x 10'04" max

An open plan kitchen and dining room. Double glazed French doors leading to the rear garden. Double glazed window to the side elevation. Wall and base units with wooden worktops over. Twin bowl Belfast sink with mixer tap. Range style cooker with tiled splashback and cooker hood over. Space for a fridge/freezer. Obscure partially glazed door to the pantry cupboard with space for a washing machine and condenser tumble dryer. Stripped wooden flooring.

Landing

Stairs rise up from the hall. Wooden handrail and spindles. Split level landing. Loft access hatch.

Bedroom One

14'08" max x 10'10" max

Double glazed sash windows to the front elevation with fitted plantation shutters. Two built-in storage cupboards. Coved ceiling. Stripped wooden flooring.

Bedroom Two

12'00" max x 8'10" max

Double glazed window to the rear elevation. Cast iron feature fireplace. Radiator. Stripped wooden flooring.

Bedroom Three

10'04" max x 9'00" max

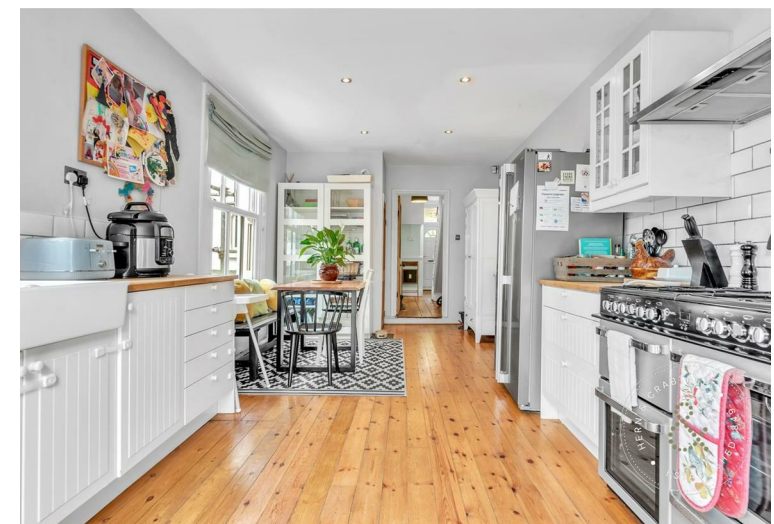
Double glazed window to the rear elevation. Radiator.

Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Contemporary roll top bath with a centre mounted mixer tap. Double shower cubicle with a glass sliding door. Recessed spotlights. Two heated towel rails. Mirrored vanity cupboards. Stripped wooden flooring.

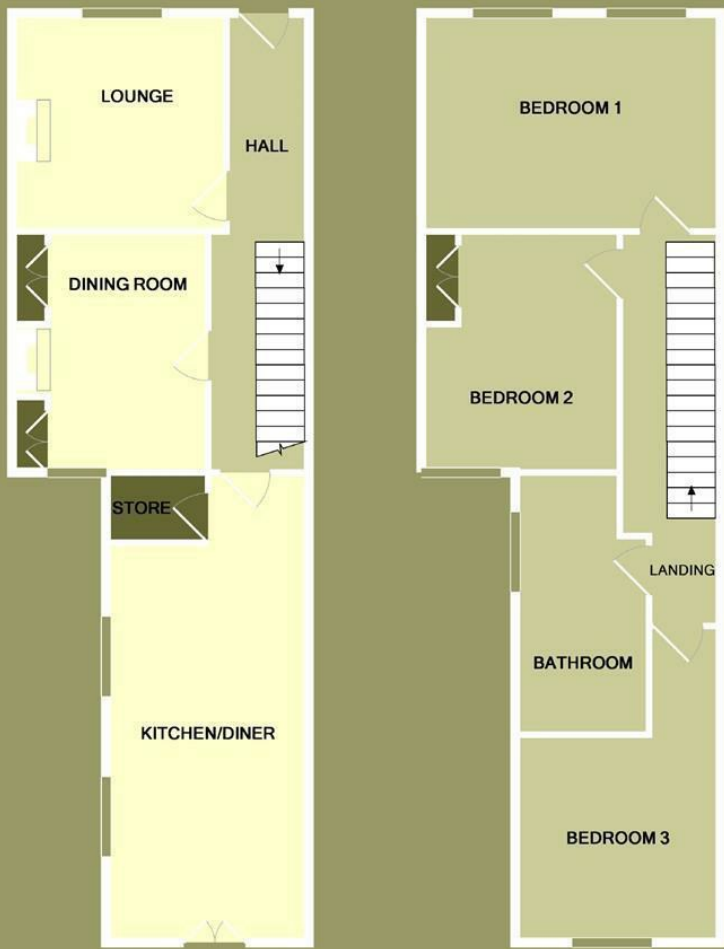
Garden

Enclosed rear garden. Stone paving. Slate chippings. Raised flower borders. Mature shrubs and trees. Side return.

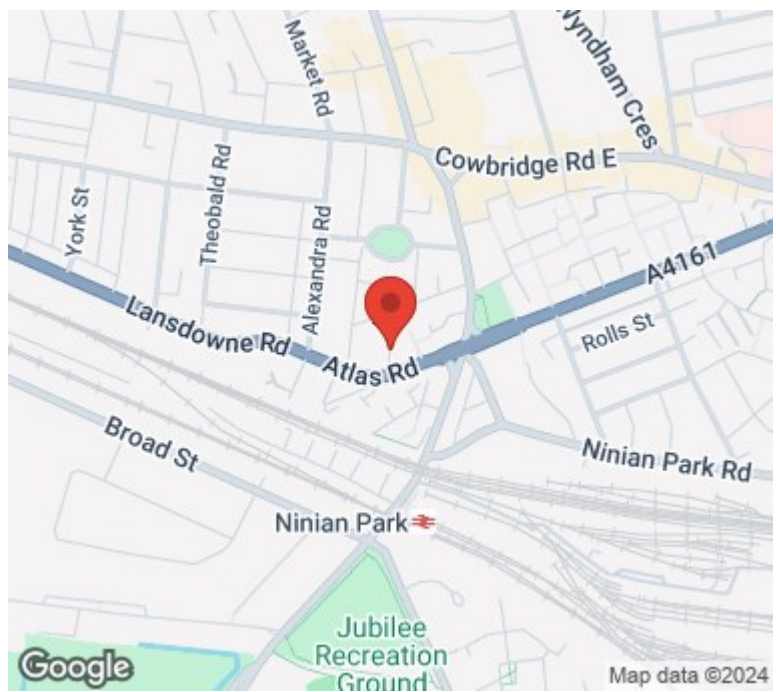


Call Hern & Crabtree to arrange a viewing on **02920 228135**

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(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.