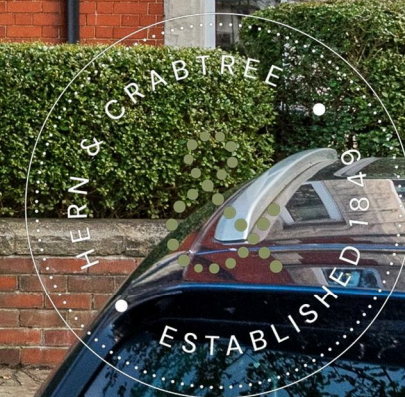


Purbeck Street

| | Canton | CF5 1FR



PURBECK STREET

Guide Price £450,000



Bedroom Three 11'1" x 9'5"

Double glazed window to the rear elevation with aspect to the garden. Radiator. Feature cast iron fireplace. Feature exposed wooden floor boards.

Family Bathroom 6'1" x 6'8"

A contemporary style three piece suite in white comprising: panelled bath with mixer taps and shower attachment, pedestal wash hand basin and close coupled WC. Walls are part tiled. Obscure glazed window to the side elevation. Heated towel radiator.

Outside Front

To the front of the property is a small fore court with hedge row and dwarf brick walling.

Outside Rear

A well maintained and enclosed garden with paved sun terrace, ideal for table and chairs and a lawned garden area. Rear lane pedestrian access. Raised borders. Bushes. Timber fencing and brick walling.

Landing

A split level landing. Access to the loft space. Doors to all bedrooms and family bathroom.

Bedroom One 15'1" x 13'9"

A beautifully presented principle bedroom. Bay window with feature double glazed sash windows and a further double glazed sash window to the front elevation. Picture rail. Radiator. Feature cast iron fireplace. Feature exposed wooden floor boards.

Bedroom Two 10'5" x 10'1"

Double glazed window to the rear elevation with aspect to the garden. Radiator. Feature cast iron fireplace. Exposed wooden floorboards.

Kitchen/Dining Room 20'6" x 9'6"

Double glazed windows to the rear and side elevations with aspect to the lovely garden. A well designed open plan Kitchen/ dining room with a range of matching wall and base units with cupboards and drawers offering ample storage facilities with complementary work surfaces over. Built in oven with gas hob over. Sink drainer unit. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freezer. Wall mounted gas central heating boiler. Feature quarry tiled flooring. Space for dining table and chairs. Additional pantry style, wall to floor cupboards offering storage to the dining area. Radiator. Feature fireplace. Door to the side elevation giving access to the garden.

A beautifully presented, traditional bay fronted family home situated in a lovely cul de sac close to Thompsons Park.

This three bedroom house offers plenty of traditional features throughout with original fireplaces, wooden floors and large windows & yet has benefited from modern upgrades including an open plan kitchen/ dining room, double glazed sash windows and modern first floor bathroom.

The property is perfectly located within easy reach of well regarded Primary schools, parks, restaurants and cafes and is within easy reach of Pontcanna, Llandaff and the city centre of Cardiff.

In brief the accommodation comprises: Porch, hall, open plan lounge/ sitting room, open plan kitchen/ dining room, landing, three good size bedrooms and bathroom.

To arrange a viewing, please contact Hern & Crabtree!

Storm Porch

Tiled sidings and flooring. Outside light.

Hall

Enter via a traditional wooden glazed door to the front elevation with window over. Coved ceiling. Radiator. Original tiled flooring. Stairs rising to the first floor. Understairs storage cupboard.

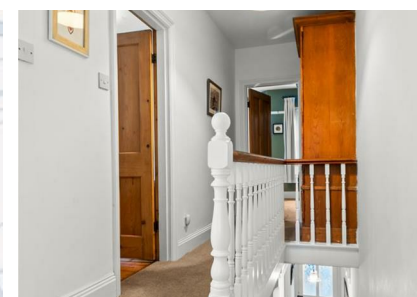
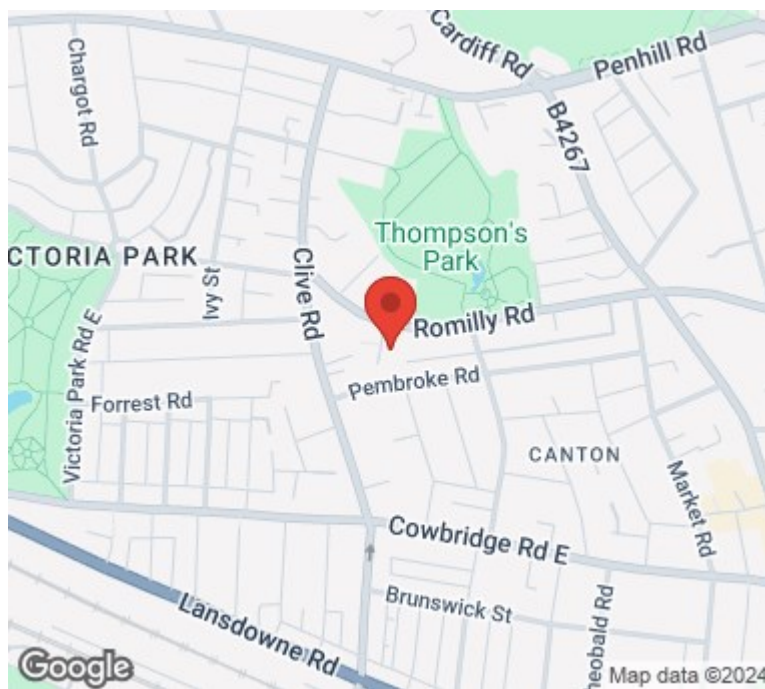
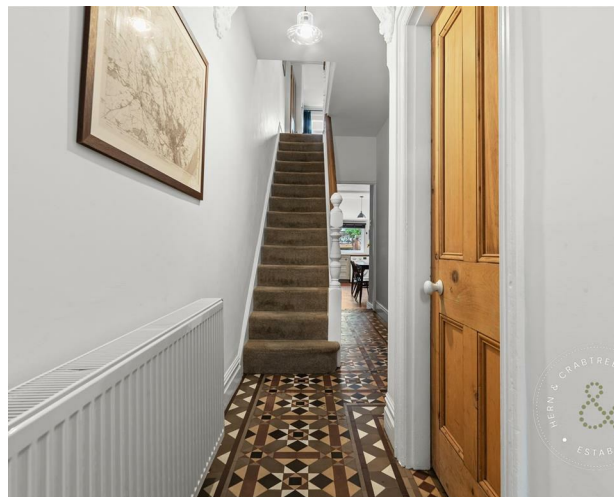
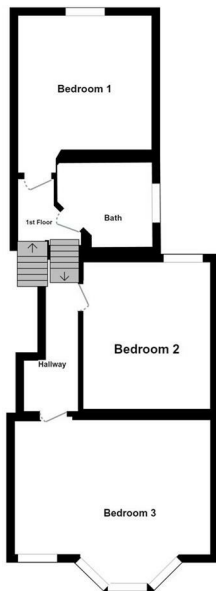
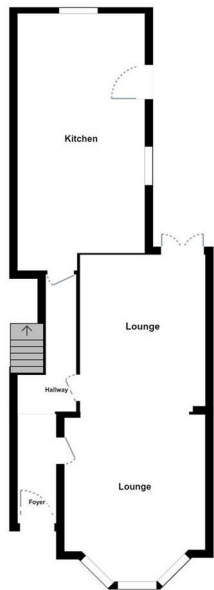
Living/Sitting Room 9'3" expanding to 14'2" max x 23'9" max

Double glazed bay window to the front elevation. Double glazed French doors leading to the garden. Cast iron fire with tiled hearth. Picture rail. Coved ceiling. Two radiators. Squared off archway between the living and sitting areas. Stripped wooden flooring.



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		45
(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.