

Purbeck Street

CANTON, CF5 1FR

GUIDE PRICE £450,000

Hern &
Crabtree



Purbeck Street

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.

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.

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.

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.

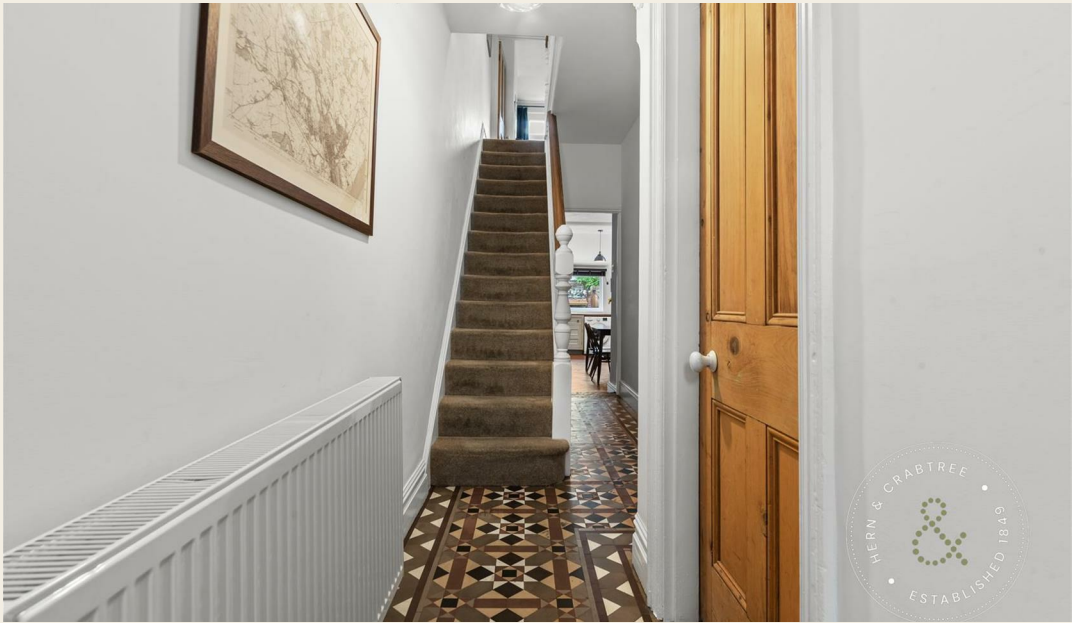
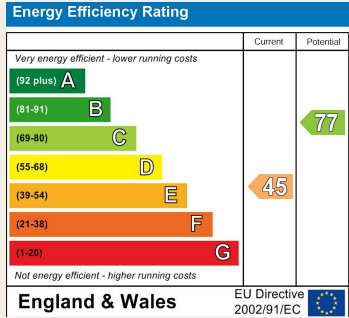
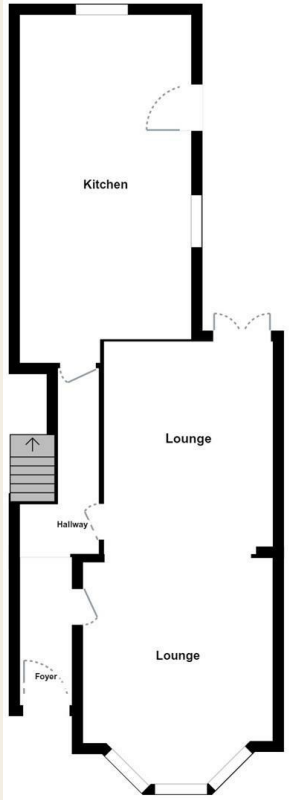
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Hern & Crabtree

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