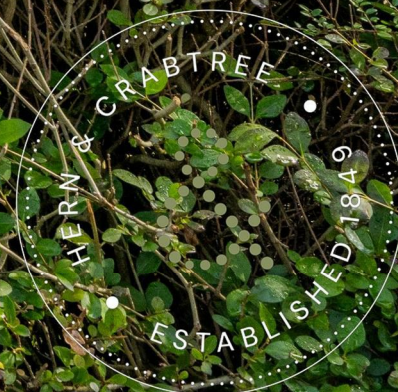


Plasturton Avenue

| Pontcanna | Cardiff | CF11 9HH



PLASTURTON AVENUE

Guide Price £725,000

A sumptuous Victorian house with side-return extension and loft conversion set in a prime tree-lined avenue. This elegant home is a beautiful example of the period, boasting intricate features such as decorative tile flooring, coving, fireplaces and balustrade.

The house has also been extended to take in the side-return, thus benefiting from a large, open-plan kitchen/ breakfast/ sitting room with a sunken sitting area that lends a Scandinavian feel to the room, which in turn opens out to the landscaped rear garden.

Upstairs, this wonderful home has a beautiful re-fitted four-piece bathroom suite, three double bedrooms, and a single fourth bedroom/ office. Furthermore, there is a spacious loft area to the second floor with stripped wood flooring, a radiator and Velux windows that is accessed via a staircase from the first floor.

Externally there is a pretty courtyard garden to the front and a landscaped garden to the rear, with on-street parking to the front. This well-situated house is perfectly placed for the cafe culture of Pontcanna, with Llandaff Fields nearby, and is just a short stroll into the City Centre.



Porch

Double opening french wooden doors. Tiled flooring. Glazed window. Wooden door with window over to:

Reception Hall

A beautiful traditional hallway with feature tiled flooring. Original coving to the ceiling. Ceiling rose. Deep skirting boards. Decorative alcove. Staircase rising to the first floor with newel posts and spindles. Two radiators. Gas meter cupboard. Glazed door to the kitchen. Door to:

Lounge

12'11" max x 15'5" max

A light principle reception room with large wood bay window to the front elevation. Plantation shutters. Feature original coving to the ceiling. Ceiling rose. Picture rail. Original feature cast iron fireplace with tiled hearth. Exposed wooden floorboards. Radiator.

Sitting Room

11'6" max x 13'5" max

Accessed from the kitchen. Natural light from glazed door from the kitchen. Door accessed from the hallway. Coving to the ceiling. Picture rail. Radiator. Wooden flooring. Feature fireplace and surround. Hatch to the cellar. Alcove with shelving.

Cloakroom

5'4" x 5'5"

Forms part of an extension. Velux window to the side elevation. A two piece suite comprising: WC and wash hand basin with tiled splashback. Plumbing for washing machine. Tiled flooring. Radiator. Extractor. Spotlights to the ceiling.

Open Plan Kitchen/ Dining/ Living Room

30'4" max x 17'5" max

A larger than average open plan room, perfect for families and entertaining. Bi folding doors to the rear garden. Additional french doors to the garden.

A range of matching wall and base units with drawers and cupboards offering ample storage facilities with granite work surfaces. Integrated oven and grill. Four ring gas hob with cooker hood. Integrated microwave. Integrated dishwasher. Sink drainer unit with mixer tap above. Space for fridge freezer. Vertical radiator. Tiled flooring. Door to understairs storage cupboard. Skylight windows to the side elevation.

Dining area

Plenty of space for a good size dining table and chairs suite. Open plan and ideal for entertaining.

Spotlights to the ceiling.

Family area

Sunken, feature reception area with tiled flooring. Vertical radiators. Additional traditional radiator. Spotlights to the ceiling.

Landing

A split level landing. Stairs leading to the second floor. Doors to all bedrooms and bathroom. Built in cupboards. Two ceiling light points. Smoke detector.

Bedroom One

17'7" max x 15'7" max

A light and spacious principle bedroom. Double glazed wood bay and a half window to the front elevation. Fitted plantation shutters. Feature cast iron fireplace. Picture rail. Coving to the ceiling. Ceiling rose. Radiator.

Bedroom Two

13'5" max x 11'7" max

A lovely second double bedroom with UPVC double glazed sash window to the rear elevation with aspect to the garden. Radiator. Coving to the ceiling. Ceiling rose. Picture rail.

Bedroom Three

11'1" x 12'8"

A good size double bedroom with double glazed window to the rear elevation. Radiator. Built in cupboard.

Bedroom Four

7'9" x 7'10"

Double glazed window to the side elevation. Radiator. Wood laminate flooring. Loft hatch.

Family Bathroom

A four piece suite in white comprising: free standing claw foot bath with mixer taps and shower attachment, walk in shower with mains pressure shower and glass screen, wash hand basin and WC. Heated towel radiator. Tiled flooring. Walls are part tiled. Double glazed window to the side elevation with shutters.

Loft Area

14'0" x 13'10" max

Small landing area. Door to the loft room. Double glazed skylight window to the rear elevation. Stripped wooden flooring. Ceiling height is 2.49m max.

Outside Front

To the front of the property is a court yard with mature hedging.

Outside Rear

Enclosed garden. Paved patio. Stone chippings. Rear lane pedestrian access. Traditional stone walling.

Additional Information

Council Tax Band TBC (Cardiff). EPC rating E.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



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		
	46	73
England & Wales	EU Directive 2002/91/EC	



87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS
Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

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



Hern & Crabtree

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.