

Beacon Street

PONTCANNA, CF11 9QD

GUIDE PRICE £400,000

**Hern &
Crabtree**



Beacon Street

A rare opportunity to purchase a beautifully presented three-bedroom mid-terrace home located on the highly sought-after Beacon Street, right in the heart of Pontcanna — one of Cardiff's most desirable and vibrant neighbourhoods.

Perfectly positioned just moments from the independent cafés, artisan bakeries, and boutique shops that define Pontcanna's unique charm, this property offers an enviable lifestyle for professionals, young families, and anyone looking to enjoy the best of city living in a leafy, village-like setting.

This charming home is a short walk from Llandaff Fields and the picturesque Bute Park, offering green space in abundance, while still being within easy reach of the city centre. Properties on Beacon Street rarely come to market, underlining just how in-demand this location truly is.

With its combination of period character, modern comfort, and an unbeatable location, this is a home that offers not just a place to live, but a lifestyle to fall in love with.



906.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Hallway

Enter via a wooden door to the front elevation with window over. Coved ceiling. Ceiling arch detail. Dado rail. Tiled flooring. Radiator. Stairs rising up to the first floor.

Lounge

11'8" max x 11'1" max

Single glazed bay window to the front elevation. Coved ceiling. Dado rail. Cast iron feature fireplace. Radiator.

Dining Room

14'5 max x 11'11 max

Single glazed window to the rear elevation. Cast iron feature fireplace. Fitted storage cupboard. Radiator. Wooden flooring.

Kitchen

13'2" max x 8'7" max

Double glazed PVC door leading to the rear garden. Single glazed windows to the side and rear elevation. Coved ceiling. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for further appliances. Tiled flooring. Radiator.

Landing

Stairs rise up from the hallway. Wooden handrail. Wooden bannister. Split level landing. Dado rail. Loft access hatch.

Bedroom One

14'11" max x 12'2" max

Single glazed bay and half window to the front elevation. Wooden flooring. Radiator.

Bedroom Two

11'9" max x 9'11" max

Single glazed window to the rear elevation. Fitted wardrobe. Radiator.

Bedroom Three

8'6" max x 6'3" max

Two single glazed windows to the rear elevation. Radiator. Rear loft access hatch.

Bathroom

5'10" max x 5'7" max

Single glazed obscure window to the side elevation. W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Part tiled walls. Vinyl flooring. Heated towel rail.

Garden

Enclosed rear garden. Paved patio. Mature shrubs. Flower borders. Side return. Outside light. Cold water tap.

Additional Information

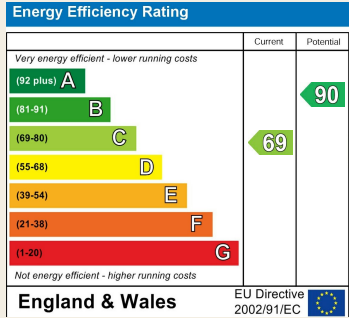
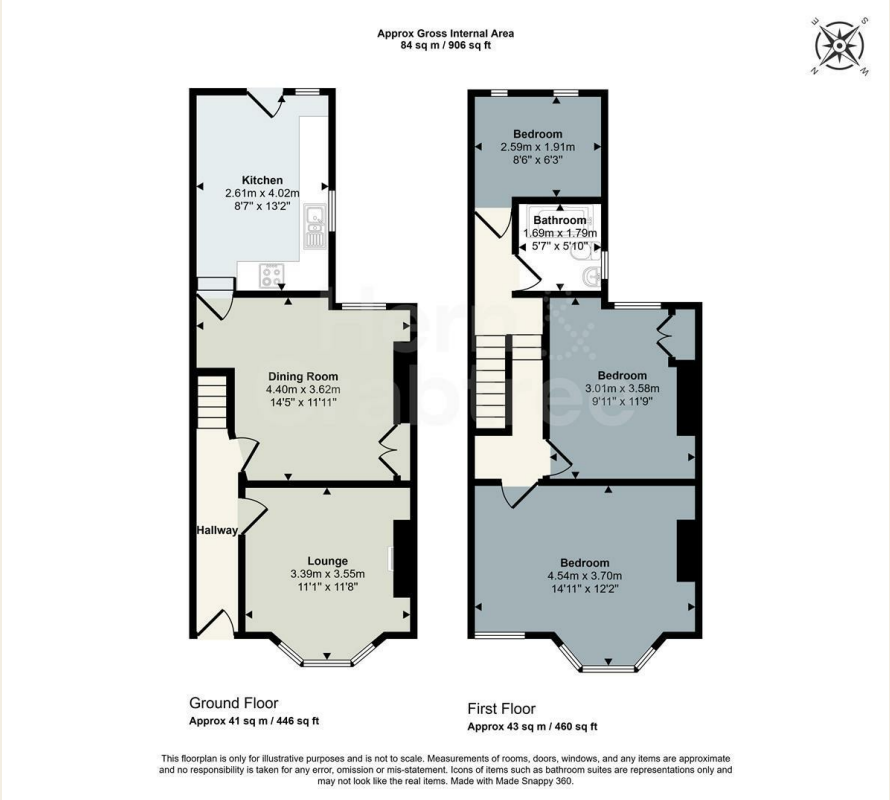
Freehold. Council Tax Band E (Cardiff). EPC rating TBC.

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Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

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