

Plasturton Gardens

PONTCANNA, CARDIFF, CF11 9HF

OFFERS OVER £975,000

Hern &
Crabtree



Plasturton Gardens

Set on the highly sought after Plasturton Gardens, this beautifully presented five-bedroom Victorian townhouse offers the rare opportunity to own a substantial family home in the heart of Pontcanna. With its elegant three-storey layout, period charm and stylish modern touches, this is a home that truly speaks to those seeking refined city living with a sense of community and space.

From the moment you arrive, the classic bay-fronted façade and original detailing set the tone for what lies beyond. Step through the porch into a welcoming hallway, where high ceilings and characterful features immediately make their mark. To the front, the formal lounge is bathed in natural light from the bay window and offers a tranquil retreat with its beautifully retained original cornicing. A second reception room provides a versatile space for family life—whether as a snug, playroom or additional sitting area.

To the rear, the heart of the home unfolds in the impressive open-plan kitchen and dining room. Designed for entertaining and everyday living alike, this space is finished with contemporary fittings and extends seamlessly to the landscaped rear garden via stylish bifolding doors—bringing the outdoors in during the warmer months.

A discreet cloakroom and access to the basement complete the ground floor. Downstairs, the cellar is currently utilised as a wine store, laundry area and practical storage, offering excellent flexibility.

Upstairs, the first floor offers three well-proportioned bedrooms, one with a modern en suite. A beautifully finished family bathroom and separate WC complete this level. On the top floor, two further bedrooms provide ample space for growing families, guests or home working.

Located just moments from Pontcanna's vibrant high street, with its award-winning cafés, artisan bakeries and independent shops, and a short stroll from Llandaff Fields and Bute Park, this exceptional home combines urban convenience with green open space.



2873.00 sq ft

Front

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

Porch

Enter via traditional wooden doors to the front elevation with window over. Coved ceiling. Tiled sidings and flooring. Door leading to:

Hallway

Coved ceiling. Ceiling rose. Traditional tiled flooring. Dado rail. Stairs rise up to the first floor. Understairs storage cupboard. Radiator.

Living Room

Double glazed bay window to the front elevation with fitted plantation shutters. Coved ceiling. Ceiling rose. Cast iron wood burner with slate hearth. Stripped wooden flooring. Radiator.

Sitting Room

Coved ceiling. Ceiling rose. Fitted shelving. Stripped wooden flooring. Radiator.

Kitchen/Dining Room

Double glazed skylight windows. Double glazed bi-folding doors leading to the rear garden. Wall and base units with quartz worktops over. Stainless steel one and a half bowl inset sink with mixer tap. Range style cooker with tiled splashback and cooker hood over. Integrated double oven and grill. Integrated full length dishwasher. Integrated wine cooler. Space for American style fridge freezer. Kitchen island with further storage and space for seating. Fitted desk. Cast iron wood burner with glass hearth. Engineered wooden flooring. Underfloor heating. Fitted storage cupboard.

Cloakroom

W/C. Wash hand basin with tiled splashback. Engineered wooden flooring. Extractor fan.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Dado rail. Two radiators. Rear loft access hatch.

Bedroom One

Double glazed bay window to the front elevation with fitted plantation shutters. Coved ceiling. Radiator. Fitted wardrobe with seating area.

Bedroom Two

Double glazed window to the rear elevation. Wooden flooring. Radiator. Fitted wardrobe.

Bedroom Three

Glazed sash window to the rear elevation. Radiator. Door leading to:

En Suite

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower quadrant with fitted shower over and glass door. Part tiled walls. Tiled flooring. Heated towel rail. Shaver point. Extractor fan.

Bathroom

Two double glazed obscured windows to the side elevation. W/C. Double wash hand basin. Shower quadrant with fitted shower over and glass splashback screen. Freestanding claw foot bath with mixer taps. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Toilet

Double glazed obscure window to the side elevation. W/C and wash and basin. Part tiled walls. Tiled flooring.

Second Floor Landing

Stairs rising up from the first floor landing. Wooden handrail and spindles. Matching bannister. Dado rail. Double glazed window to the front elevation. Double glazed window to the rear elevation. Double glazed skylight window. Loft access hatch.

Bedroom Four

Double glazed window to the front elevation. Radiator.

Bedroom Five

Double glazed window to the rear elevation with fitted plantation shutters. Radiator. Wooden laminate flooring.

Garden

Enclosed rear garden. Pedestrian gate leading to rear lane

access. Paved patio. Raised flower borders. Timber frame storage shed. Fitted storage. Outside light. Power points.

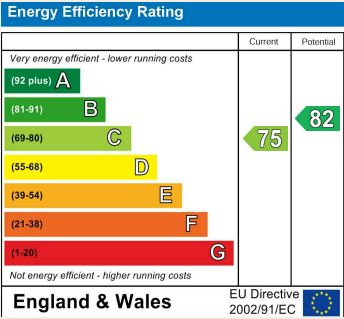
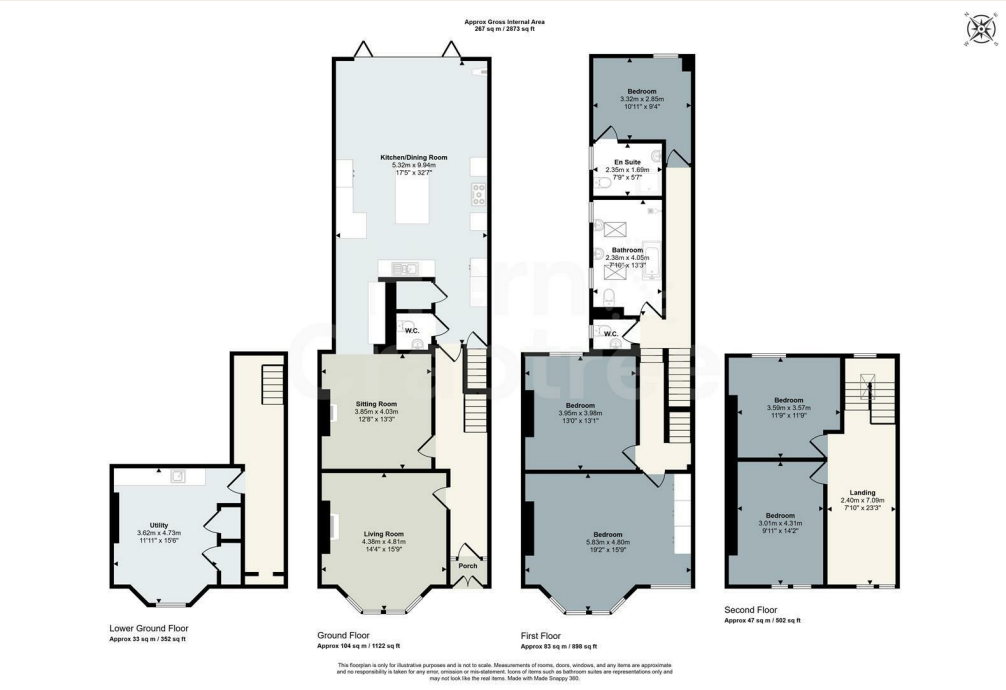
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