

Springfield Place

CARDIFF, CF11 9NZ

GUIDE PRICE £325,000

**Hern &
Crabtree**



Springfield Place

A beautifully presented two-bedroom mid-terrace home on Springfield Place.

Step inside and you're greeted by a sense of warmth and light. The living spaces are thoughtfully arranged to create a welcoming flow throughout, ideal for both entertaining and relaxing. At the heart of the home lies a beautiful kitchen-diner, featuring classic shaker-style cabinetry and French doors that open out to an enclosed rear garden — a perfect spot for morning coffee or summer dining.

Upstairs, two well-proportioned bedrooms offer versatile accommodation for couples, small families or professionals seeking a stylish city retreat. The modern, well-appointed bathroom provides a touch of everyday luxury, completing this charming home's inviting interior.

Beyond the doorstep, Pontcanna's appeal is undeniable. With its leafy avenues, elegant Victorian architecture and vibrant local community, it remains one of Cardiff's most sought-after areas. You'll find independent shops, artisan bakeries, and award-winning restaurants just a short stroll away, while Llandaff Fields and Bute Park offer beautiful green spaces for walks, runs or weekend picnics.

Early viewing is highly recommended.



915.00 sq ft

Porch

Enter via a traditional wooden door to the front elevation with window over. Coved ceiling. Door leading to:

Living Room

Double glazed window to the front elevation. Double glazed door to the rear elevation. Coved ceiling. Stairs rise up to the first floor. Understairs storage. Log burner with slate hearth and wooden mantle. Fitted shelving and storage into alcoves. Stripped wooden flooring. Radiator.

Kitchen/Diner

Double glazed window to the side elevation. Double glazed full length window to the side elevation. Double glazed skylight roof lantern. Double glazed French doors to the rear garden. Wall and base units with quartz worktops over. Belfast sink with mixer tap. Space for Range style gas cooker with tiled splashback and cooker hood over. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Breakfast bar. Concealed gas combination boiler. Luxury vinyl tile flooring. Radiator.

Landing

Stairs rise up from the living room. Wooden handrail and spindles. Matching bannister. Split level landing. Coved ceiling. Loft access hatch.

Bedroom One

Two double glazed windows to the front elevation. Coved ceiling. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Radiator.

Bathroom

Double glazed obscure window to the side elevation. W/C. Double wash hand basin with vanity unit. Freestanding roll top bath with mixer tap. Shower quadrant with fitted shower over. Part tiled walls. Luxury vinyl tile flooring. Radiator. Extractor fan.

Garden

Enclosed rear garden. Timber decked seating area. Astro turf lawn. Mature tree. Side return. Cold water tap.

Disclaimer

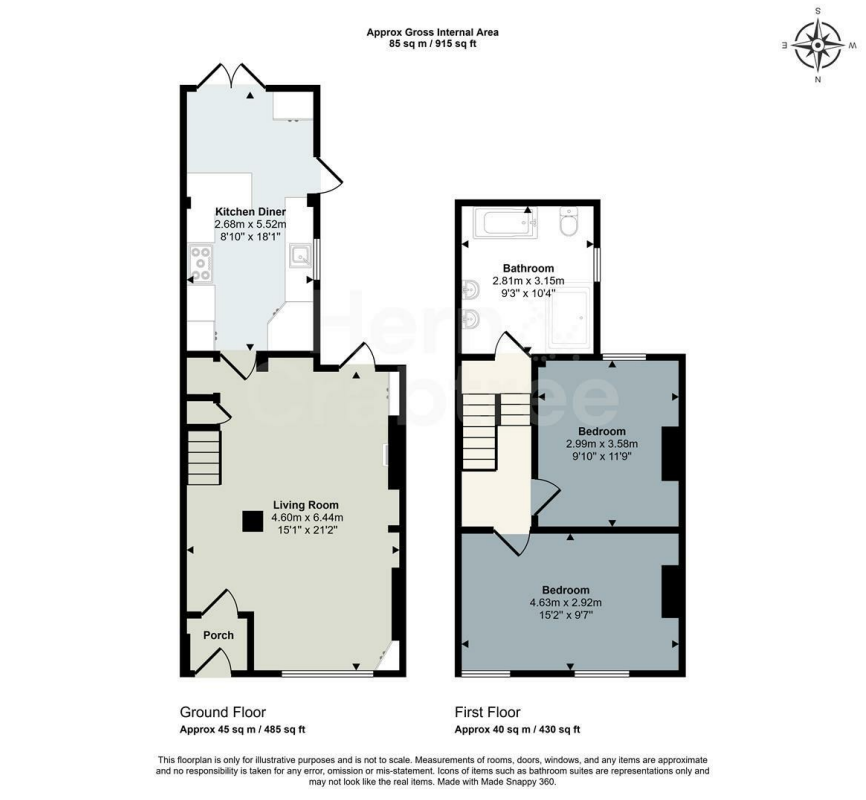
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Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating C.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

