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**Hern &
Crabtree**

Hamilton Street

Pontcanna, Cardiff CF11 9BP

- Four Bedrooms
- Traditional Features
- Open Plan Kitchen/Dining Room
- Excellent Condition
- Southerly Garden

Guide price £475,000

www.hern-crabtree.co.uk



A beautifully presented terrace home located in a sought after tree-lined street of Pontcanna, an affluent suburb on the edge of Cardiff City Centre. The property boasts an exceptional standard throughout and has many of the original features, including coving, cornices, doors and fireplaces. In brief the accommodation comprises an entrance hallway, lounge, sitting room and an open plan kitchen/dining room. To the first floor there are four bedrooms, three of which are doubles and a bathroom. Externally there is an enclosed garden and forecourt. Further benefits include underfloor heating to the kitchen, working fireplaces and secured lane access.

Entrance

A bay front Victorian home with a tiled path, storm porch with pattern floor tiles and a traditional glazed door into;

Hallway

Exposed floorboards, stairs rising to the first floor, a radiator, original coving, cornices and doors to all rooms.

Lounge 14'01 into bay x 13'00 into chimney recess (4.29m into bay x 3.96m into chimney recess)

Exposed floorboards, a front aspect bay window with sash windows and decorative stained window panes, a traditional working fireplace with decorative tiling, traditional coving and ceiling rose. Radiator.

Sitting Room 12'05 x 11'01 (3.78m x 3.38m)

Painted floorboards, a traditional fireplace with a tiled hearth and double doors to the study. Radiator.

Study

Church reclaimed wooden block flooring, a sash window to the rear and space for a desk and shelving.

Kitchen / Dining Room 32'08 max x 10'09 (9.96m max x 3.28m)

A large, open plan kitchen and dining room with rear aspect French doors to the garden, there is a traditional fireplace, a door to the side return, a traditional cast iron radiator, a side aspect sash window and slate flooring throughout with underfloor heating.

The farmhouse style kitchen comprises many wall and base units with solid wooden work surfaces and a large centre island/breakfast bar fitted with a Belfast sink and dishwasher. There is a range style five burner cooker with a hood above, tile splash-backs and space for a fridge/freezer. Finally there is a utility cupboard with a wall mounted Worcester boiler



and space for an appliance.

First Floor

Landing

A split level landing laid to exposed floorboards, there is an original storage cupboard and two loft access points.

Master Bedroom 17'04 into chimney recess x 14'05 into bay (5.28m into chimney recess x 4.39m into bay)

Exposed floorboards, a front aspect bay window fitted with sash windows, decorative stained glass window panes and wooden window shutters. A traditional fireplace and a radiator.

Bedroom Two 12'05 x 11'02 (3.78m x 3.40m)

A double bedroom with a traditional fireplace and a rear aspect sash window fitted with wooden window shutters. There is a built in cupboard and a radiator.

Bedroom Three 10'11 x 8'02 (3.33m x 2.49m)

A generous guest bedroom with space for a double bed and laid to exposed floorboards, there is a traditional fireplace, a rear aspect sash window fitted with wooden window shutters and a radiator.

Bedroom Four 9'06 x 7'11 (2.90m x 2.41m)

Exposed floorboards, a side aspect sash window fitted with wooden window shutters and a radiator.

Family Bathroom

A traditional style three piece suite comprising a panelled bath fitted with a Victorian style mixer tap and a shower attachment, a waterfall shower over and a glass shower screen. There is a high level W/C with chain flush and a pedestal wash hand basin. Finally there are two sash windows both fitted with wooden window shutters, subway tile splash-backs and fitted shelving.

Basement

A large basement with a fixed wooden staircase providing storage.

Outside**Forecourt**

A quarry tiled forecourt with a dwarf wall, fencing and a gate to the street.

Garden

An enclosed garden laid in part to paving stones and artificial lawn. There are planting areas, some shrubs and an apple tree. Wooden gate accesses the lane.

