

Fields Park Road

Pontcanna, Cardiff CF11 9JP

- Four Double Bedrooms
- Exceptional Standard
- Three Storeys
- Sigma 3 Kitchen
- Victorian Floor Tiles
- Enclosed Garden

Guide price £515,000

www.hern-crabtree.co.uk



A stunning and tastefully upgraded four bedroom Victorian home in a highly sought after street in affluent Pontcanna. This generous terrace home has accommodation over three floors and boasts a fabulous standard throughout, enjoying an open plan living room, an open plan kitchen/family room with bi-fold doors and a high specification Sigma 3 kitchen. To the first floor there are three double bedrooms and a family bathroom and finally the second floor has been converted to offer a further double bedroom. Other benefits include a downstairs shower room, four double bedrooms, Victorian floor tiles and an enclosed garden.

Entrance

A front garden and a path leading to a storm porch with half tiling and a traditional partially glazed door into;

Hallway

Laid to original Victorian floor tiles, there are stairs rising to the first floor with traditional balustrades and newel post and offering storage beneath. There are further original features including decorative cornices, coving, and a dado rail. Radiator.

Living Room 25'11 into bay x 11'00 to chimney breast (7.90m into bay x 3.35m to chimney breast)

A large open plan living room laid entirely to engineered wood flooring, there is a front aspect bay window fitted with sash windows and window shutters, a multi-fuel burner set up a slate hearth, two traditional and partially glazed built in cupboards, a door to the garden and three traditional style radiators.

Kitchen / Family Room 23'10 x 9'11 (7.26m x 3.02m)

A contemporary Sigma 3 fitted kitchen with granite work surfaces, a sink unit, embossed drainer and a range of built in Neff appliances, which include a five burner gas hob with a hood above, a microwave/combi oven, warming drawer, a dishwasher and a fridge/freezer. Finally there are ceiling mounted speakers with an amplifier, a wine cooler, a washing machine and a tumble dryer. Cupboard housing 'combi' boiler fitted with Hive smart heating system.

Engineered wood flooring throughout, rear facing bi-fold doors to the garden, side aspect French doors, a breakfast bar, space for a dining table and recessed spotlights throughout.

Shower Room & W/C

A three piece suite comprising a corner shower cubicle, a low level W/C, a



wash basin, tile splash-backs, engineered wood flooring and recessed spotlights.

First Floor

Landing

A split level landing laid to fitted carpet, there is a large laundry cupboard with fitted shelving, stairs rising to the second floor with storage beneath, a dado rail and doors to all first floor rooms.

Master Bedroom 14'11 to chimney breast x 10'07 (4.55m to chimney breast x 3.23m)

Exposed floorboards, three front aspect sash windows, a traditional

fireplace and tiled hearth, built in wardrobes, a dresser and a radiator.

Bedroom Two 11'09 x 10'01 into chimney recess (3.58m x 3.07m into chimney recess)

Exposed floorboards, a rear aspect sash window, a traditional fireplace, a built in wardrobe and a radiator.

Bedroom Three 13'08 x 10'02 (4.17m x 3.10m)

A large double bedroom with an impressive vaulted ceiling and skylights, there is a rear aspect sash window, loft storage with a pull-down ladder and recessed spotlights.

Family Bathroom

A three piece suite comprising a panelled bath with a shower over and glass shower screen, a low level W/C and a pedestal wash basin. Tile floor, tile splash-backs, an obscured PVCu double glazed window, heated towel rail and recessed spotlights.

Second Floor

Bedroom Four

A double bedroom laid to fitted carpet, three skylights, recessed spotlights, a radiator and a door to;

W/C

A two piece suite comprising a low level W/C and a wash basin. There is a skylight and recessed spotlights.

Outside

Rear Garden

An enclosed garden laid to wooden decking and lawn. There is a quarry tiled path and a gate to the lane.

Front Garden

A hedgerow, stone chippings and a path to the front door.



