

## Atlas Place

Canton, Cardiff CF5 1PG

- 360 VR TOUR & 3D FLOOR PLAN
- Stunning End Terrace Home
- Spacious Bay Fronted Lounge
- Lovingly Renovated
- Gorgeous Original Features
- EPC - D
- Stylish Kitchen/Dining Room
- Ground Floor W.C

Guide price £330,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



'Launch Event' is Sat 21st Nov from 10am - 12pm - This breath-takingly stunning, end terrace family home has been lovingly renovated to a truly exceptional standard, offering the perfect fusion of gorgeous original features and modern fittings, combined with a voluminous amount of living space.

Behind the handsome, double-bayed facade lies a sumptuous amount of living space with the ground floor accommodation comprising the welcoming entrance hall with original geometric tiled floor, exceptionally spacious bay-fronted living room with multi-fuel stove, contemporary-style kitchen with solid wood worktops and open to dining area with exposed brick feature wall and ground floor W.C.

The first floor offers a spacious landing with access to all rooms including the bay fronted master bedroom with walk in wardrobe, spacious double bedroom, cosy third bedroom and the beautiful fully tiled family bathroom.

The enclosed rear garden offers a south-westerly aspect and is laid to concrete patio with decorative slate chippings.

A quite superb family home! Call Hern & Crabtree, Pontcanna for more information.

## Entrance Hall

Accessed via glazed panelled front door opening to entrance hall with moulded cornicing, radiator, original geometric tiled floor, stairs rising to first floor landing, doors to living room and kitchen/dining room.

## Living Room 25'4 max x 16'8 max (7.72m max x 5.08m max)

Double glazed sash bay window to front and double glazed window to rear, moulded cornicing, fitted shelving and base cupboards, two radiators, TV point, power points and multi-fuel stove with hearth.

## Kitchen/Dining Room 14'6 x 18'3 (4.42m x 5.56m)

The recently installed fitted kitchen offers a range of base units with solid wood worktops over and inset ceramic 'Belfast' sink unit with mixer tap over. Integral dishwasher and electric oven with four ring ceramic hob and wall mounted cooker hood over. Tiled splash backs, power points, space for fridge freezer, sunken ceiling spotlights, pendant lights and tiled floor continued to dining area with space for family dining table and chairs. Wall mounted vertical radiator, exposed brick 'feature' wall, double glazed doors opening to side and double glazed window to rear. Door to rear lobby.

## Rear Lobby & W.C

Wall mounted shelving, door to W.C and double glazed door to side for access to rear garden. Newly installed 'Eco-W.C', chrome heater, obscured double glazed window to side, tiled floor and



walls tiled to half height.

## First Floor Landing

Coved ceiling, loft access hatch, ceiling rose, exposed wood floorboards and doors to bedrooms, bathroom & laundry cupboard.

## Bedroom One 14' max x 12'2 max (4.27m max x 3.71m max)

Double glazed sash window to front, coved ceiling, cast iron feature fireplace, exposed wood floorboards, radiator and power points. Door to:



### **Dressing Room**

Double glazed sash window to front, exposed wood floorboards, power points and fitted shelving and clothes rails.

### **Bedroom Two** 13'8 x 9'8 (4.17m x 2.95m)

Double glazed window to rear, coved ceiling, radiator, exposed wood floorboards, fireplace recess with stone hearth, power points.

### **Bedroom Three** 13'3 x 8'4 (4.04m x 2.54m)

Double glazed window to rear, radiator and power points.

### **Bathroom**

The stylish bathroom suite consists of fully tiled walls and floor and fitted suite comprising a low level, w.c, tiled vanity unit base with ceramic sink unit and claw-foot bath with mixer tap and overhead shower. Wall mounted vertical radiator, under-floor heating and obscured double glazed window to side.

### **Laundry Room**

Space and plumbing for washing machine and condensing tumble drier. Fitted shelving, power points.

### **Front**

Enclosed forecourt to front with geometric tiled pathway. Side garden accessed via gate leading to gate for access to rear garden.

### **Rear Garden**

Enclosed rear garden with south-westerly aspect laid to concrete patio and decorative slate chippings. Side gate for access to front forecourt.

### **Tenure**

We have been advised the tenure is FREEHOLD.

