

# Talbot Street

Cardiff CF11 9BW



- EPC - D
- Handsome Bay-Fronted

- Highly Sought After Location
- Three Double Bedroom

- Bathroom & Shower Room
- Three Reception Rooms



This handsome, bay-fronted family home occupies an enviable position on the highly-desirable tree-lined Talbot Street, situated minutes away from the bustling Artisan Cafes, Coffee Shops & Delis' on offer in the ever desirable location of Pontcanna.

This beautiful period-property offers light and airy living space throughout with the ground floor comprising the welcoming hall with original geometric tiled floor, bay-fronted lounge, sitting room, dining room and fitted kitchen.

To the first floor are three spacious double bedrooms, family bathroom and shower room.

#### **Forecourt**

Enclosed forecourt laid to patio with pathway leading to storm porch.

#### **Entrance Hall**

Accessed via obscured glass panelled front door, opening to hall with original cornicing, picture rail, dado rail and geometric tiled floor. Radiator, cloak hanging space, stairs rising to first floor landing and doors to reception rooms.

#### **Lounge 11'11 x 11'2 (3.63m x 3.40m)**

Double glazed sash bay window to front, coved ceiling, picture rail, radiator, engineered wood floor, power points and gas fireplace with tiled surround, mantle and slate hearth.

#### **Sitting Room 12'3 x 10'5 (3.73m x 3.18m)**

Glass panelled double doors to rear garden, original cornicing, picture rail, radiator, engineered wood floor, radiator and feature fireplace with mantle and hearth.

#### **Dining Room 14'6 x 9'11 (4.42m x 3.02m)**

Double glazed window to side, coved ceiling, store cupboard, radiator, engineered wood floor, power points and feature fireplace. Doorway to:

#### **Kitchen 11'9 x 9'11 (3.58m x 3.02m)**

Fitted 'shaker' style wall and base units with complementing worktops over and inset stainless steel sink unit with separate stainless steel drainer. Integral fridge freezer, electric oven with gas hob and cooker hood over plus space for washing machine and slimline dishwasher. Cupboard housing 'combi' boiler, tiled splash backs, power points, coved ceiling, radiator, tiled floor and double glazed windows to side and rear.

#### **First Floor Landing**

Split level landing with loft access hatch, fitted cupboard, power points and doors to all bedrooms, bathroom and shower room.

#### **Bedroom One 16'5 x 11'2 (5.00m x 3.40m)**

Double glazed sash bay window to front with second sash window alongside, coved ceiling, radiator, picture rail, power points and feature fireplace.

#### **Bedroom Two 12'5 X 10'6 (3.78m X 3.20m)**

Double glazed window to rear, coved ceiling, radiator, exposed wood floorboards, power points and fitted cupboard.

#### **Bedroom Three 9'11 X 9'8 (3.02m X 2.95m)**

Double glazed window to rear, coved ceiling, radiator, exposed wood floorboards, power points and feature fireplace.

#### **Bathroom**



Comprising a low level w.c, pedestal wash hand basin and bath with tiled surround, mixer tap and shower fitting. Tiled splash backs, chrome heated towel rail, sunken ceiling spotlights, extractor fan, tiled floor and obscured double glazed window to side.

#### **Shower Room**

Comprising a low level w.c, pedestal wash hand basin and walk in shower cubicle. Tiled splash backs, chrome heated towel rail, sunken ceiling spotlights, extractor fan, tiled floor and obscured double glazed window to side.

#### **Rear Garden**

Enclosed rear garden laid to patio and well positioned for the late afternoon sun.

#### **Tenure**

We have been advised that this property is FREEHOLD.