

Springfield Place

Pontcanna, Cardiff CF11 9NY



- EPC - E
- Traditional Mid-Terrace

- Two Double Bedrooms
- High-Gloss Fitted Kitchen

- Four-Piece Bathroom
- Lounge & Dining Area

This well-presented, traditional mid terrace home occupies an enviable position on the Pontcanna/Canton border and is within walking distance of all of the delightful shops, bars, bakeries & deli's that the highly sought after surrounding area has to offer

This much loved abode offers light and airy living space throughout and the neutral-style decor, warm-rustic exposed-wood floors and wood-burner stove all help in retaining this homes' original charm.

The accommodation comprises the entrance hall, dining area with afore-mentioned 'wood-burner' and open plan to the cosy living area, fitted 'high-gloss' kitchen, two

Entrance

Accessed via wood panelled front door, opening to:

Hall

Exposed wood floorboards, radiator and stairs rising to first floor landing. Doorway to kitchen and open to:

Dining Area 11'1 x 9'9 (3.38m x 2.97m)

Double glazed window to rear, coved ceiling, radiator, power points and wood-burner stove with inset wood mantle and slate hearth. Exposed wood floor continued through to:

Lounge 11'2 x 9'10 (3.40m x 3.00m)

Double glazed window to front, radiator, fitted cupboard, power points and exposed wood floorboards.

Kitchen 11'4 x 8'10 (3.45m x 2.69m)

Fitted kitchen with white high gloss wall and floor kitchen units with wood effect work surfaces and ceramic white tiled splash-backs. Inset stainless-steel sink unit and drainer with mixer tap over, chrome integral oven with hob over and extractor hood. Space for kitchen appliances, cupboard housing gas boiler, power points, tiled flooring, double glazed window to the side and double glazed door to the rear garden.

First Floor Landing

Split level landing with loft hatch, power points and doors to two bedrooms and the bathroom.

Bedroom One 15'11 x 10'1 (4.85m x 3.07m)

Two double glazed windows to the front, coved ceiling, radiator and power points.

Bedroom Two 11'1 x 9'9 (3.38m x 2.97m)

Double glazed window to the rear, coved ceiling, radiator and power points.

Bathroom



Fitted four-piece suite in white to include a panelled bath with mixer tap over with ceramic tiled splash-backs, low level W.C, walk-in shower cubicle with Mira electric shower and twin wash hand basins set on a contemporary vanity unit with high gloss cabinets and hardwood effect top. Ceramic tiled flooring, spotlights, airing cupboard with slatted shelving and housing hot water tank. Obscured double glazed window to the rear.

Rear Garden

Enclosed rear garden laid with artificial lawn and raised timber-framed deck, well positioned for the sun.