



Offers in Excess of £695,000 Freehold

Ovington Terrace | Cardiff | CF5 1GF

Hern &
Crabtree

No Chain. Not to be missed. A unique opportunity to acquire this traditional four bedroom semi-detached house perfectly positioned in between Llandaff and Victoria Park. Placed on this quiet street with off street parking and a perfect blend of traditional features with a modern touch and presented to a very high standard, this would make the perfect family home.

With a large open plan kitchen/diner/sitting area taking centre stage, the accommodation briefly comprises: Entrance Hall, Living Room, Sitting Room, Open Plan Kitchen/Diner/Sitting Area, Utility Area and Cloakroom to the ground floor. To the first floor are Three Double Bedrooms and a four piece Bathroom Suite. The loft has been converted to create a wonderful Master Bedroom with an En-Suite.

Placed in-between Llandaff, Pontcanna and Victoria Park, Ovington Terrace is a popular location amongst a variety of buyers thanks to the ample local amenities, parks and eateries all within walking distance. There is a regular bus service connecting the city centre and the Taff Trail can be easily picked up from Pontcanna Fields and Bute Park. There are reputable English and Welsh schools close by.



Entrance Porch

Entered via a traditional wood door, skylight window and double glazed window to the side, tiled floor.

Hallway

Entered via a glazed door, stairs to the first floor, dado rail, radiator, period tiled flooring.

Living Room 11'2 max x 14'3 max into bay

Double glazed sash bay window to the front with fitted plantation shutters, radiator, fireplace with cast iron fireplace, coved ceiling, picture rail, exposed wood flooring.

Sitting Room 13'8 max x 10'11 max

Double glazed pvc sash window to the front with plantation shutters, radiator, coved ceiling, ceiling rose, picture rail, feature fireplace with surround and mantle, exposed wood floor.

Kitchen/Diner/Family Room 19'11 max x 22'7 max

Extended to the rear with two skylight windows, double glazed window to the rear, French doors to the rear garden, kitchen fitted with wall and base units with wood worktop over, space for a gas cooker, Smeg cooker hood above, plumbing for a dishwasher, space for a fridge/freezer, a single bowl ceramic sink and drainer, breakfast bar, two

radiators, chimney breast with alcove, fitted cupboards tiled flooring.

Utility 7'3 x 6'5

Double glazed window to the rear, twin ceramic Belfast sink, wooden worktop, plumbing for a washing machine, space for a condenser tumble dryer, shelving, extractor fan, double obscure glazed window to the side, tiled floor.

Cloakroom

Feature stained glass window, w,c and wash hand basin, radiator, extractor fan, tiled floor.

First Floor Landing

Stairs rise up from the hall with wooden handrail and Arts and Crafts spindles, radiator, stained glass window, dado rail, wood flooring, stairs rise up to the second floor.

Bedroom One 11'3 x 14'4

Double glazed pvc sash bay window to the front with plantation shutters, radiator, cast iron fireplace, picture rail.

Bedroom Two 13'11 max x 9'11 max

Double glazed pvc sash window to the front with plantation shutters, radiator, cast iron fireplace, fitted wardrobes, coved ceiling, picture rail.



Bedroom Three 9'11 max x 10'7 max

Double glazed window to the rear, fitted wardrobes, radiator, cast iron fireplace.

Bathroom

Double obscure glazed window to the side and the rear, walk-in style shower with glass enclosure, plumbed shower and separate mixer, traditional overhead system w.c, wash hand basin with twin lights over, and freestanding bath with upstand mixer tap, shaver point and mirror, vertical radiator, extractor fan, spotlights, tiled walls, tiled floor.

Second Floor

Stairs rise up from the first floor, built in storage, power point, double glazed skylight window.

Bedroom Four 17'6 max x 10'8 expanding to 13'5

Double glazed French window doors overlooking a Juliet balcony with views towards Penarth, eaves storage, wood laminate flooring, door to ensuite. floor-to-ceiling height is a maximum of 7'11.

En Suite

Double glazed skylight window to the side, walk in wet room style shower with raindrop shower head from the ceiling, w.c and wash hand basin, heated towel rail, extractor fan, part tiled walls, tiled floor.



Rear Garden

Landscaped rear garden, paved patio, lawn, modern timber framed fencing, timber framed storage shed, side path and gate leading out to the front.

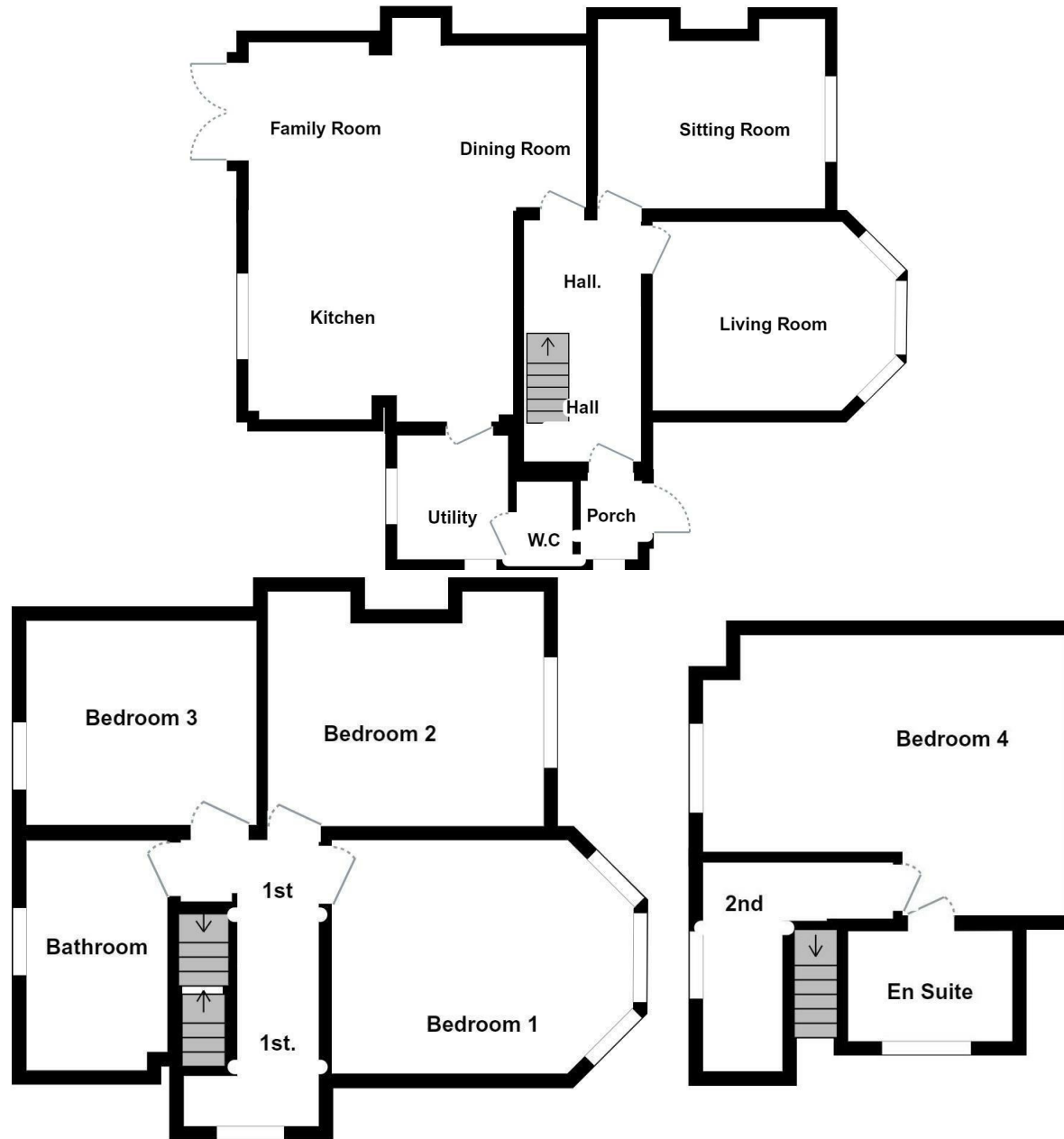
Front

Driveway, mature tree, low rise wall.

Tenure and additional information

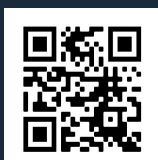
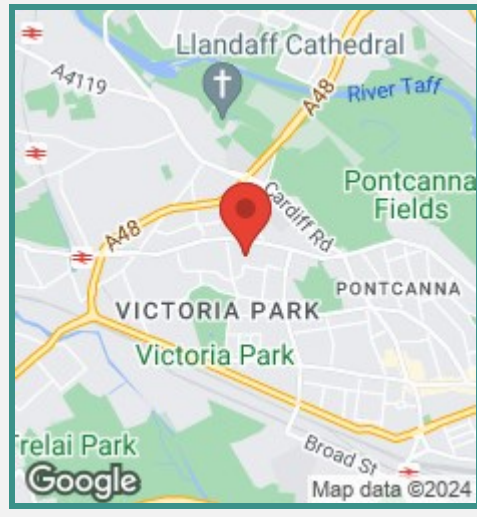
We have been advised by the seller that the property is freehold and the council tax band is





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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