

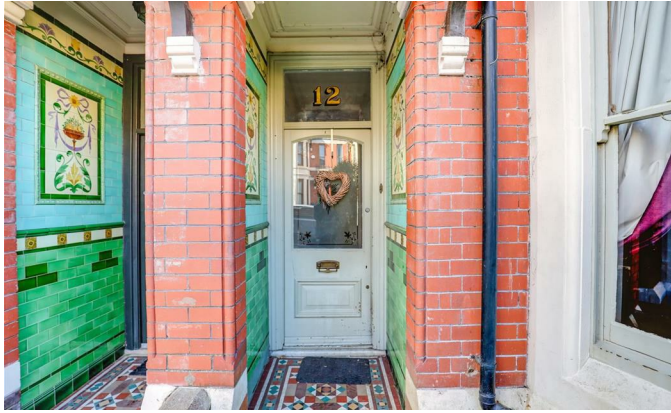


KEY
EXECUTIVE
SALES

Syr Davids Avenue, Thompson's Park, Cardiff, CF5 1GH

£580,000

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Ascending to the first floor reveals a sanctuary of comfort and luxury, with four generous double bedrooms exuding timeless charm and serenity. The master suite, with its majestic bay windows, exudes a sense of tranquility and refinement. Boasting the added luxury of an ensuite bathroom, this retreat is the epitome of indulgence. The remaining three bedrooms offer ample space and comfort for family or guests. The rear bedroom benefits from elevated views over Cardiff. The family bathroom is a sanctuary of indulgence, boasting porcelain marble tiling, a stylish bath, spacious shower cubicle, and elegant fixtures.

Outside, the meticulously landscaped south-facing rear garden beckons with a spacious patio terrace, ideal for alfresco dining and leisurely afternoons in the sun, while overlooking the picturesque Thompson's Park.

Additional features include gas central heating and a cellar providing ample storage space. Offered with no onward chain.

An opportunity not to be missed, we invite you to experience the timeless beauty and charm of this exceptional residence. Contact us today to schedule your private viewing appointment and embark on a journey of refined living.

Area

Pontcanna is a vibrant and eclectic neighborhood located in the western part of Cardiff, Wales. Known for its charming Victorian and Edwardian architecture, Pontcanna offers a mix of residential streets lined with colorful terraced houses, as well as leafy avenues adorned with elegant townhouses.

This thriving community boasts a diverse range

- One of the most highly prized streets in Pontcanna
- A quaint, cul-de-sac position, enviable and incredibly desirable
- Two reception rooms plus as well as a spacious kitchen and dining room
- Leafy tree-lined approach to the iconic Thompson's Park
- Four Bedrooms and Two Bathrooms
- No Onward Chain
- South facing rear garden

of amenities, including trendy cafes, artisanal bakeries, and independent boutiques. Residents and visitors alike can enjoy leisurely strolls along the tree-lined avenues or relax in one of the neighborhood's picturesque parks, such as the popular Pontcanna Fields or Llandaff Fields.

Pontcanna is also renowned for its culinary scene, with a variety of restaurants serving cuisines from around the world, as well as cozy pubs offering traditional Welsh fare. The neighborhood's lively atmosphere extends into the evening, with bustling bars and entertainment venues providing ample opportunities for socializing and enjoying live music.

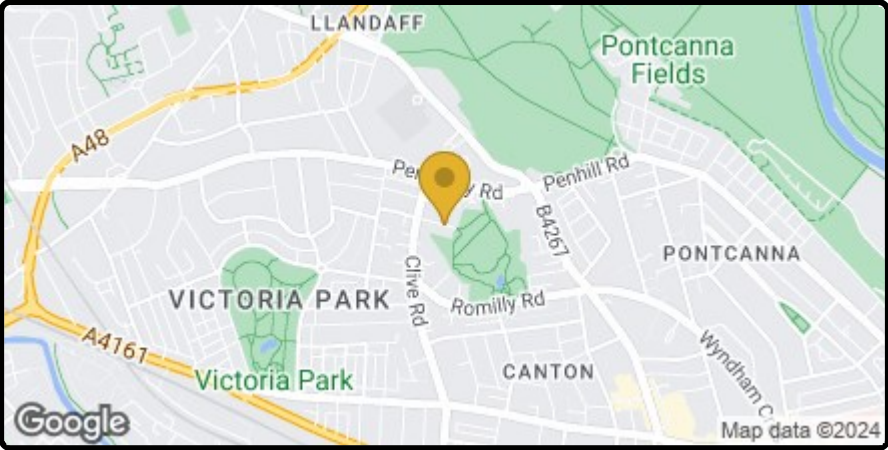
Overall, Pontcanna exudes a unique charm and character, combining historic charm with a contemporary flair, making it a sought-after destination for both residents and visitors in Cardiff.



Nestled along the scenic, tree-lined avenue of Syr Davids, this magnificent period residence stands as a testament to timeless elegance. Embracing the allure of its historic charm and idyllic surroundings, this home presents a rare opportunity for those seeking refined living amidst the tranquil beauty of Thompson's Park.

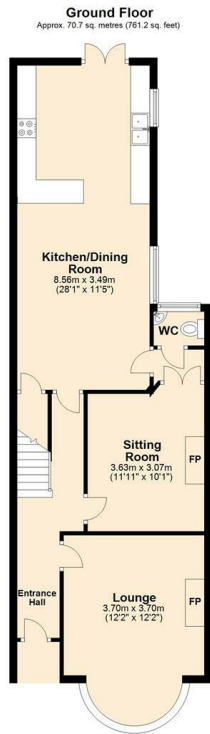
Welcoming you the entrance unfolds onto a captivating vista of original tiled pathways and a charming front door. Stepping into the foyer, one is immediately captivated by the seamless fusion of old-world charm and modern convenience. The heart of the home lies in the spacious open plan kitchen dining area, adorned with natural wood countertops and an assortment of white base units, offering a blend of functionality and elegance. Characterized by its enchanting flooring and tasteful decor, this area exudes warmth and hospitality. Equipped with appliances and bathed in natural light streaming through side windows and patio doors leading to the landscaped rear garden, this kitchen is a chef's delight.

To the front of the house lies a haven of relaxation and entertainment, with two additional reception rooms offering versatile spaces for leisure. The front bayfront reception room boasts a beautiful feature fireplace, adding to the ambiance and charm of the space. The ground floor is completed by a utility space and lean-to area, seamlessly blending practicality with elegance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 135.3 sq. metres (1456.5 sq. feet)

Key Executive Sales

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