

# Wyndham Crescent

PONTCANNA, CF11 9EG

GUIDE PRICE £450,000

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Crabtree



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# Wyndham Crescent

Offered for sale with no onward chain.

A substantial period property offering spacious & versatile accommodation in a prime & sought after location!

Beautifully Presented Four-Bedroom Bay-Fronted Home on Wyndham Crescent, Pontcanna

A welcoming entrance hall leads into a bright and spacious open-plan living and dining room, where a large bay window fills the space with natural light and highlights the rich parquet flooring. This is a wonderful setting for both relaxing and entertaining, seamlessly combining warmth, style, and functionality.

To the rear, a modern and thoughtfully designed kitchen provides a crisp, clean finish with plenty of storage and workspace. An inner hallway gives access to a cloakroom and opens out onto the private rear garden, which features a low-maintenance artificial lawn — perfect for enjoying a quiet morning coffee or summer evenings with friends.

Upstairs, the generous landing leads to four well-proportioned bedrooms. The bay-fronted primary bedroom enjoys an abundance of natural light and a serene outlook over Wyndham Crescent, while the remaining bedrooms offer versatility for family life, guests, or a dedicated home office. A contemporary family bathroom completes the upper floor.

To the front, a neatly presented forecourt garden adds to the home's kerb appeal, complementing its attractive period façade.

Located in the heart of Pontcanna, this property enjoys the very best of city living with a village feel. Just a short stroll away are the independent cafés, artisan shops, and acclaimed restaurants of Pontcanna and Llandaff Fields' open green spaces. Excellent transport links and proximity to Cardiff City Centre make this an exceptional location for both professionals and families.



**1341.00 sq ft**

#### Entrance Hall

Enter via a double glazed composite door to the front elevation with window to the side and above. Coved ceiling. Dado rail. Tiled flooring. Radiator. Storage alcove. Stairs rise up to the first floor.

#### Living/Dining Room

Double glazed bay window to the front elevation. Double glazed window to the side elevation. Coved ceiling. Three radiators. Wooden parquet flooring. Fitted storage cupboard. Understairs storage cupboard.

#### Inner Hall

Double glazed door leading to the rear garden. Coved ceiling. Tiled flooring. Radiator.

#### Kitchen

Double glazed high window to the side elevation. Wall and base units with worktops over. Integrated four ring induction hob with tiled splashback and cooker hood over. Integrated double oven. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Luxury vinyl tile flooring. Radiator.

#### Cloakroom

Double glazed window to the rear elevation. W/C. Wash hand basin with tiled splashback. Tiled flooring. Radiator.

#### Landing

Stairs rise up from the entrance hall. Wooden bannister. Coved ceiling. Dado rail. Radiator.

#### Bedroom One

Double glazed bay and half window to the front elevation. Two double glazed windows to the side elevation. Coved ceiling. Two radiators. Loft access hatch.

#### Bedroom Two

Two double glazed windows to the side elevation. Coved ceiling. Radiator.

#### Bedroom Three

Double glazed window to the rear elevation. Coved ceiling. Luxury vinyl tile flooring. Radiator.

#### Bedroom Four

Double glazed window to the side elevation. Coved ceiling. Luxury vinyl tile flooring. Radiator.

#### Bathroom

Double glazed high window to the rear elevation. Double glazed high window to the side elevation. W/C and wash hand basin. Vanity unit. P-shaped bath with fitted shower over and glass splashback screen. Part tiled walls. Luxury vinyl tile flooring. Heated towel rail. Extractor fan.

#### Garden

Enclosed rear garden. Artificial grass lawn. Greenhouse. Power points. Cold water tap.

#### Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating D.

#### Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





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