Preswylfa Street

PONTCANNA, CF5 1FS

GUIDE PRICE £460,000

Hern & Crabtree



Preswylfa Street

A beautifully presented three-bedroom period home on Preswylfa Street, full of character and offering generous, versatile accommodation across three floors.

The ground floor opens with an entrance porch leading into a spacious through lounge, where a bay window, exposed timber floorboards, decorative coving, built-in shelving and a feature fireplace create a warm and inviting living space. To the rear is a separate dining room with its own feature fireplace, opening through to the fitted kitchen, which provides direct access out to the garden.

The first floor offers three well-proportioned bedrooms, including a particularly generous main bedroom with extensive fitted wardrobes, together with a stylish family bathroom featuring a freestanding bath, separate shower enclosure, WC and wash hand basin. A further loft room.

Outside, the rear garden enjoys a particularly attractive position, while Thompson's Park and Victoria Park are just moments away. Canton's excellent mix of independent shops, cafés and restaurants are close by, along with convenient transport links into Cardiff city centre.











Approx 1291.00 sq ft

Council Tax Band: E

Entrance Porch
Covered entrance with slate tiled step leading to the front entrance door.

Reception Hall
Panelled entrance door with decorative stained-glass inserts and matching stained-glass fanlight above. Exposed timber floorboards, decorative embossed wall mouldings beneath a dado rail and traditional staircase rising to the first floor with carpeted treads, timber handrail, turned spindles and newel post. Built in understairs storage cupboards. Doors to the principal ground-floor rooms.

Lounge
Generous through reception room extending from the front to the rear of the property. Front-facing bay window with fitted blind and further large window to the rear overlooking the garden. Exposed timber floorboards, decorative coving, ceiling roses, picture rail and radiators. Feature fireplace with timber mantel and dark hearth. Built-in shelving and cupboards to the chimney breast recesses, with the rear section providing additional space suitable for dining, study or seating.

Dining Room
Separate dining room with rear-facing window, laminate flooring, radiator, picture rail and ceiling coving. Feature cast-iron style fireplace with decorative tiled inserts, surround and hearth. Built in storage cupboard. Opening through to the kitchen.

Kitchen
Fitted with a range of Shaker-style wall and base units with dark work surfaces over and tiled splashbacks. White ceramic, farmhouse style sink and drainer with mixer tap positioned beneath a wide rear-facing window. Freestanding cooker with hob, dishwasher, washing machine, tumble dryer and fridge/freezer. Open shelving, tiled flooring, ceiling spotlights and glazed door providing access to the rear garden.

Landing
Carpeted landing with decorative wall panelling, timber balustrade and doors leading to the three bedrooms and bathroom. Built in storage. Further staircase providing access to the loft room.

Bedroom One
Large double bedroom with two front-facing double glazed windows, carpeted flooring, radiator and ceiling coving. Extensive fitted wardrobes extending across one wall, incorporating a combination of hanging and storage cupboards.

Bedroom Two
Double bedroom with rear-facing window, carpeted flooring, radiator and ceiling coving. Currently arranged as a music/study room with ample space for bedroom furniture.

Bedroom Three
Double bedroom with rear-facing window, carpeted flooring, radiator and ceiling coving. Recessed chimney breast area and space for freestanding bedroom furniture.

Bathroom
Spacious bathroom fitted with a freestanding bath with mixer tap and shower attachment, separate glazed shower enclosure with rainfall-style and handheld shower fittings, close-coupled WC and traditional wash hand basin on a chrome stand. Half-height tongue-and-groove wall panelling, black and white chequerboard tiled flooring, dual fuel heated towel radiator, built in storage cupboard & cupboard housing gas combination boiler, recessed spotlights and two obscure-glazed windows. Attic storage accessible via hatch with drop down fitted ladder.

Loft Room
Useful additional loft room accessed via a fixed staircase. Exposed timber floorboards, a large roof window, exposed painted beams, chimney breast and extensive fitted eaves storage with louvred doors. Further recessed shelving/storage areas.

Garden
Enclosed rear garden laid predominantly to slate paving, creating a low-maintenance seating and entertaining area. Timber pergola and trellis provide extra privacy along the side return, with a mix of brick, rendered and timber boundary walls.

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

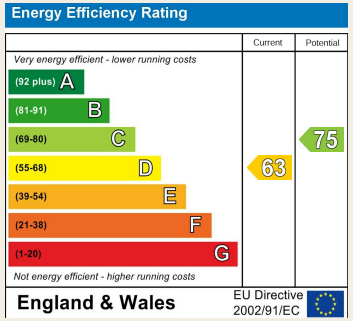
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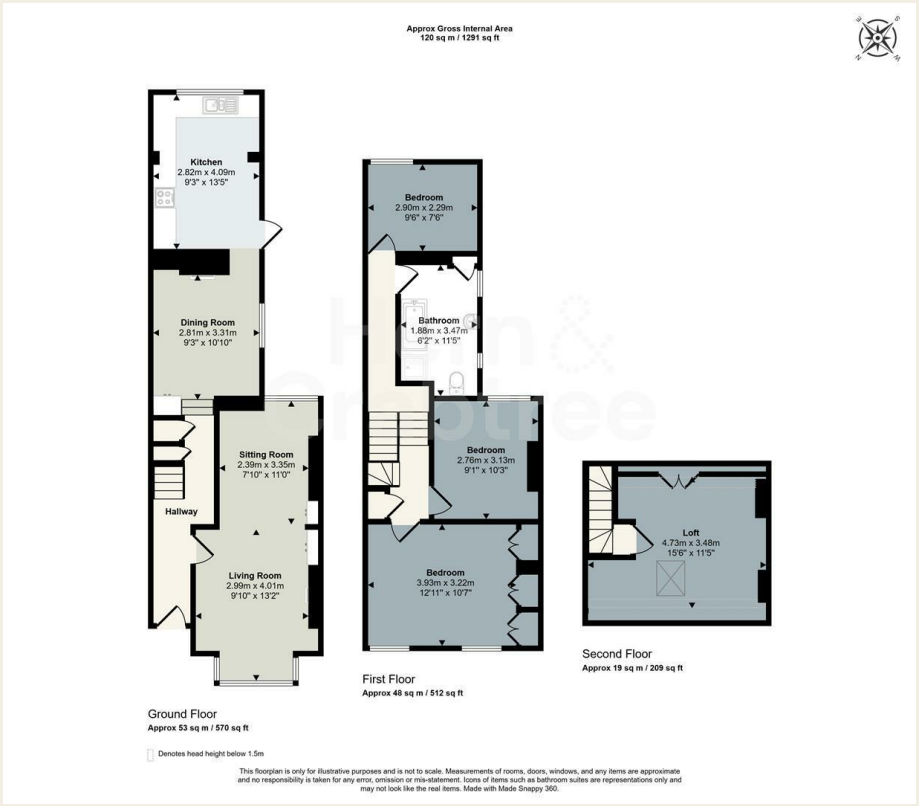


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