

Plasturton Avenue

PONTCANNA, CARDIFF, CF11 9HJ

GUIDE PRICE £825,000

Hern &
Crabtree



Plasturton Avenue

A handsome Victorian terrace offering four bedrooms and a thoughtfully extended ground floor.

The welcoming entrance hall immediately sets the tone with its original tiled floor and decorative detailing. To the front, the principal reception room is rich in Victorian character, featuring a bay window with bespoke shutters, high ceilings, picture rails, wooden flooring and an attractive fireplace. Beyond, the heart of the home is an outstanding open plan kitchen, dining and sitting room, flooded with natural light from skylights and sliding doors opening directly onto the garden. A useful utility room and ground floor cloakroom add practicality without compromising style.

The upper floors continue to impress, offering three well proportioned bedrooms, including a superb principal bedroom with fitted wardrobes, alongside an elegant family bathroom complete with a freestanding bath and separate shower. The second floor provides an excellent guest suite or principal bedroom alternative, benefitting from useful eaves storage and an adjoining cloakroom.

Outside, the enclosed rear garden offers a private and low maintenance setting, ideal for outdoor dining and relaxing, whilst the attractive front garden enhances the property's impressive kerb appeal.

Beautiful green spaces including Llandaff Fields, Sophia Gardens and Bute Park are all within walking distance, providing miles of riverside walks and open parkland. The city centre is easily reached on foot or by bicycle, while excellent transport links connect to Cardiff Central railway station, the A48 and M4 motorway.



Approx 1712.00 sq ft

Council Tax Band: G

Entrance Hall

Wooden entrance door with single glazed obscured glass inserts and matching glazed side panels and overlight, accessed via the original storm porch with tiled flooring. Double glazed window to the front within the porch. A welcoming entrance hall with original tiled flooring, coved ceiling, dado rail, staircase rising to the first floor and useful understairs storage cupboard with access from the kitchen. Radiator.

Living Room

Double glazed bay window to the front with bespoke half height plantation shutters. High coved ceiling with ceiling rose and picture rail. Wooden flooring. Radiator. Attractive fireplace with stone style mantel, slate hearth and inset fire.

Cloakroom

Fitted with a WC and wash hand basin. Tiled floor. Decorative timber panelling to the walls.

Open Plan Kitchen/Dining/Sitting Room

Kitchen Area

Double glazed patio doors opening onto the rear garden. Recessed ceiling lighting. Fitted with an excellent range of wall and base units complemented by quality composite work surfaces and matching upstands. Large central island providing additional preparation space and informal seating. Double ceramic sink unit. Integrated dishwasher. Space for an American style fridge freezer. Six ring gas Range cooker with double oven and tiled splashback. Tiled flooring extending throughout.

Dining Area

Double glazed patio doors opening onto the rear garden with double glazed rooflight above, flooding the room with natural light. Recessed ceiling lighting and wall lighting. Tiled flooring. Ample space for a large dining table and chairs. Open plan to the kitchen, creating an excellent space for everyday family life and entertaining.

Sitting Room

Double glazed windows to the side and double glazed sliding patio doors opening onto the rear garden. Recessed ceiling lighting. Tiled flooring. Feature inset wall mounted fire. A wonderful additional reception area overlooking the garden.

Utility Room

Recessed ceiling lighting. Fitted with matching composite work surfaces incorporating a ceramic sink unit. Integrated washing machine and tumble dryer. Brick style flooring. A practical and well appointed utility space.

First Floor Landing

Carpeted staircase rising from the entrance hall with further staircase leading to the second floor. Useful understairs storage cupboard.

Bedroom One

Double glazed bay window to the front. Wooden flooring. Radiator. Extensive fitted wardrobes providing excellent storage. Attractive decorative fireplace with timber surround, cast iron insert and tiled hearth.

Bedroom Two

Double glazed sash style window to the rear. High ceiling with ceiling rose and picture rail. Wooden flooring. Radiator. Built in storage cupboard. Decorative cast iron fireplace with tiled hearth.

Bedroom Three

Double glazed sash style window to the rear and double glazed rooflights to the side. Recessed ceiling lighting. Exposed brick feature walls with exposed timber beam. Decorative fireplace. A characterful and versatile double bedroom.

Study

Double glazed sash style window to the side. Recessed ceiling lighting. Wooden flooring. Radiator. An ideal nursery or home office.

Bathroom

Two double glazed sash style windows to the side. Recessed ceiling lighting. Fitted with a freestanding bath, corner walk in shower, wash hand basin and WC. Heated towel radiator. Brick effect flooring.

Second Floor Landing

Rooflight to the rear. Recessed ceiling lighting. Timber balustrade. Access to useful eaves storage.

Bedroom Four

Two double glazed rooflights to the rear. Recessed ceiling lighting. Built in eaves storage. Wood panel effect feature wall. A bright and spacious top floor bedroom.

W/C

Internal high level window. Fitted with a WC and wash hand basin. Tiled walls and tiled floor.

Front Garden

A charming front garden enclosed by traditional stone walling and wrought iron railings with matching pedestrian gate. Paved pathway leading to the entrance, complemented by a lawn, mature tree and established flower and shrub borders, creating an attractive approach to the property.

Rear Garden

A private, enclosed rear garden enjoying a pleasant mix of artificial lawn and patio seating areas, ideal for outdoor dining and entertaining. Enclosed by a combination of traditional stone walls and timber fencing with outside cold water tap.

Additional Information

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. 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.



Good old-fashioned service with a modern way of thinking.



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		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.