

# Berthwin Street

PONTCANNA, CARDIFF, CF11 9JH

GUIDE PRICE £675,000



# Berthwin Street

A beautifully traditional three bedroom terraced house on the ever-charming Berthwin Street.

A front forecourt garden leads to a storm porch and traditional entrance door, opening into a warm and inviting hallway complete with coved ceiling and original tiled flooring—a theme that continues throughout the property and speaks to its enduring character.

To the front of the house, the principal living room enjoys a bay window with stained glass detailing, coved ceiling and an attractive cast iron gas fire, creating a cosy yet elegant setting. Double doors connect seamlessly to the second reception room, an ideal sitting or dining space with wooden flooring, coved ceiling and further double doors opening onto the rear garden—perfect for both everyday living and entertaining.

The kitchen/diner sits to the rear of the property and benefits from a spacious open-plan layout with tiled flooring, fitted understairs storage, access to a downstairs cloakroom and direct access to the garden, making it a practical and sociable heart of the home.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom features a bay and half window, coved ceiling, fitted wardrobes and wooden flooring. Bedrooms two and three overlook the rear garden via sash windows and comfortably accommodate double beds. The bathroom is beautifully appointed in a traditional style, comprising a WC, wash hand basin, bidet, claw-foot roll-top bath and a separate shower quadrant.

Outside, the rear garden is a good size for the area, with a paved patio and raised flower borders, offering a pleasant and private outdoor retreat.

Positioned close to local amenities, schools and green spaces, this charming home represents a fantastic opportunity for buyers seeking a characterful terraced property on Berthwin Street.



# 1438.00 sq ft

## Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Storm porch.

## Hallway

Enter via a traditional wooden glazed door to the front elevation with window over. Coved ceiling. Dado rail. Traditional tiled flooring. Radiator. Stairs rise up to the first floor.

## Living Room

Glazed bay window to the front elevation with stained glass windows and half rise fitted plantation shutters. Coved ceiling. Ceiling rose. Electric fire within chimney breast with wooden mantle and slate hearth. Wooden flooring. Radiator. Double doors leading to the sitting room.

## Sitting Room

Glazed double doors to the rear elevation with window over. Coved ceiling. Ceiling rose. Inset within chimney breast with wooden mantelpiece and slate hearth. Wooden flooring. Radiator. Double doors leading to the living room.

## Kitchen/Diner

Wooden glazed door to the rear garden. Glazed sash window to the side elevation. Two glazed sash windows to the rear elevation. Wall and base units with worktops over. Space for Range style gas cooker with stainless steel splashback and cooker hood over. Space for dishwasher. Space for fridge freezer. Breakfast bar with space for seating. Tiled flooring. Radiator. Fitted under stairs storage cupboard with plumbing for washing machine.

## Cloakroom

W/C and wash hand basin. Tiled flooring.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Dado rail. Loft access hatch.

## Bedroom One

Glazed sash bay and half window to the front elevation. Coved ceiling. Fitted wardrobes and storage units. Stripped wooden flooring. Radiator.

## Bedroom Two

Glazed wooden sash window to the rear elevation with fitted plantation shutters. Coved ceiling. Wooden laminate flooring. Radiator.

## Bedroom Three

Two glazed wooden sash windows to the rear elevation. Wooden laminate flooring. Radiator. Concealed gas combination boiler.

## Bathroom

Two obscure glazed sash windows to the side elevation. W/C. Wash hand basin. Bidet. Freestanding roll top claw feet bath with mixer tap. Shower quadrant with fitted shower over and glass sliding doors. Part tiled walls. Tiled flooring. Heated towel rail. Radiator. Fitted linen cupboard. Rear loft access hatch.

## Garden

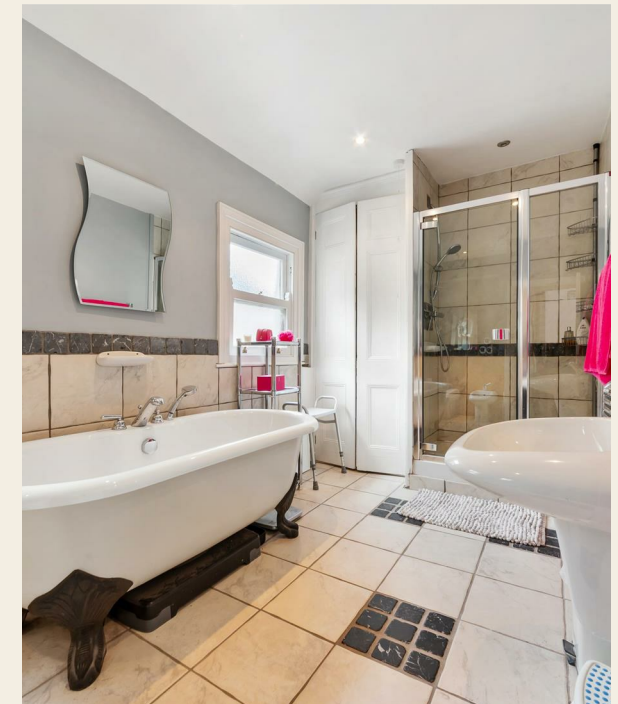
Enclosed rear garden. Paved patio. Side return. Raised flower borders. Mature shrubs and trees. Timber frame storage shed. Pedestrian gate leading to rear lane access. Power points. Outside light. Cold water tap.

## Additional Information

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

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>78</b>
	<b>65</b>	
England & Wales		
		EU Directive 2002/91/EC



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