Talbot Street

PONTCANNA, CF11 9BW

GUIDE PRICE £450,000

Hern & Crabtree



Talbot Street

A Characterful Three-Bedroom End-Terrace Home with Exciting Potential

Rich in charm and original character, this attractive end-terrace property offers a fantastic opportunity to create a truly special home. Filled with period features and timeless appeal, it is perfectly suited to buyers looking to blend classic architecture with their own modern vision.

Stepping inside, the property reveals two spacious reception rooms, offering flexible living areas ideal for both entertaining and everyday family life. A beautiful bay window draws natural light through the front reception space, enhancing the warm and welcoming atmosphere.

Upstairs, the home provides three generously sized bedrooms alongside two bathrooms, creating comfortable accommodation for families, guests or those needing additional workspace for home working.

While some works and updating would further enhance the property, a wealth of original detailing remains intact, including an ornate ceiling rose, decorative archway within the hallway and the striking bay-fronted façade that gives the house its enduring character.

Conveniently positioned for access to local amenities, well-regarded schools and excellent transport connections into Cardiff city centre, this is a home with enormous potential in a well-connected and desirable setting.











Approx 1325.00 sq ft

Council Tax Band: F

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

Hallway
Double glazed obscure composite door to the front elevation with window over and to the side. Coved ceiling. Ceiling arch detail. Stairs rise up to the first floor. Radiator.

Living Room
Double glazed sash bay window to the front elevation. Coved ceiling. Ceiling rose. Electric fire with stone hearth and wooden mantlepiece. Radiator. Squared off archway to the sitting room.

Sitting Room
Double glazed window to the rear elevation. Coved ceiling. Ceiling rose. Radiator. Squared off archway to the living room.

Dining Room
Double glazed window to the side elevation. Coved ceiling. Ceiling rose. Understairs storage cupboard. Wooden laminate flooring. Radiator.

Kitchen
Double glazed windows to the side and rear elevation. Double glazed door leading to the rear garden. Coved ceiling. Wall and base units with worktops over. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Integrated dishwasher. Plumbing for washing machine. Tiled walls. Tiled flooring.

Landing
Stairs rise up to the first floor. Wooden handrail and spindles. Matching bannister. Split level landing. Coved ceiling. Ceiling rose. Loft access hatch. Radiator. Fitted storage.

Bedroom One
Double glazed sash bay and half window to the front elevation. Coved ceiling. Fitted over bed storage and wardrobes. Three radiators.

Bedroom Two
Double glazed window to the rear elevation. Coved ceiling. Fitted wardrobes.

Bedroom Three
Double glazed window to the rear elevation. Radiator.

Bathroom
Double glazed obscure window to the side elevation. Coved ceiling. W/C and wash hand basin. Bath with shower mixer. Tiled walls. Radiator. Shaver point. Fitted linen cupboard.

Shower Room
Double glazed obscure window to the side elevation. Coved ceiling. W/C and wash hand basin. Shower quadrant with glass door. Tiled walls. Fitted cupboard with concealed gas combination boiler.

Garden
Enclosed rear garden. Pedestrian gate leading to rear lane access. Paved patio. Purpose built storage shed. Side return. Cold water tap.

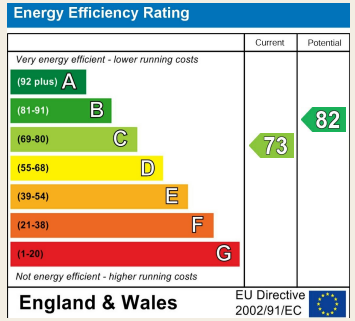
Additional Information
Freehold. Council Tax Band (Cardiff). EPC rating.

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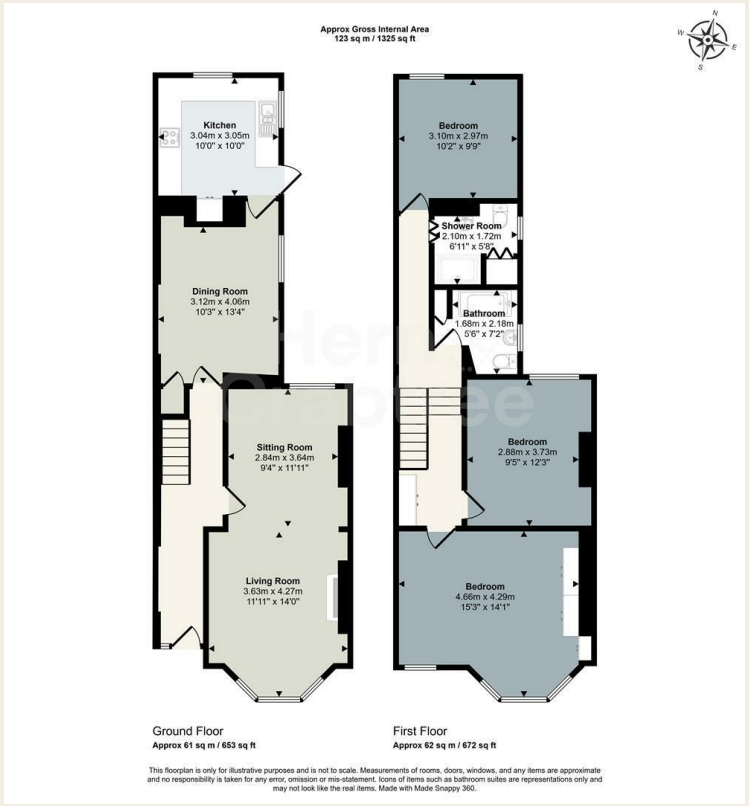
Good old-fashioned service with a modern way of thinking.











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