


# Fields Park Road

PONTCANNA



*A stylish home located on one of Pontcannas most desired streets. The refurbishment has been thoughtfully designed throughout. A striking one of a kind home.*

Comments by Mrs Ruby Ledley




**Property Specialist**

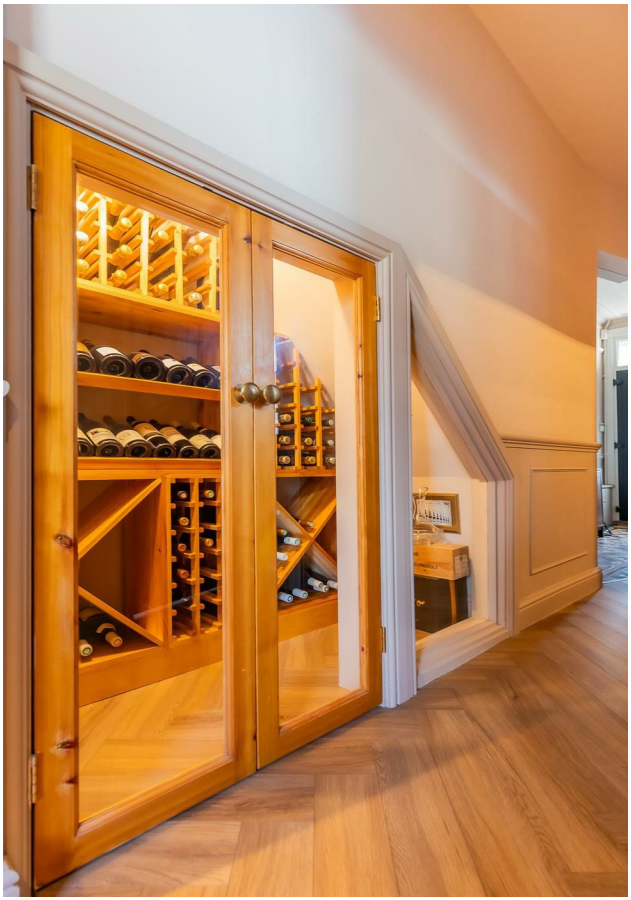
Mrs Ruby Ledley

02920499680
ruby@jeffreyross.co.uk


*We have had so many wonderful years in our happy home and have poured our love and care into it over the years. Our open plan kitchen / dining room is a great space to socialise with family and friends. Our garden lounge is a wonderful place to sit in the summer - as is the garden itself (maybe with a glass of something fizzy picked from our wine cellar!). We love getting cosy in our main lounge in front of the fire in those autumn/winter months. It is a privilege to be able to step outside your front door and be in Llandaff or Pontcanna fields in a matter of minutes. Pontcanna's vibrant and fun community is right on your doorstep, and you can walk to the city centre through the gorgeous fields and parks. We have loved living here*

Comments by Homeowner







# Fields Park Road

*Pontcanna, Cardiff, CF11 9JP*

Offers In Excess Of

**£575,000**

3 Bedroom(s) | 1 Bathroom(s) | 1129.00 sq ft



Contact our
*Pontcanna branch*

02920 499680

A Beautifully Presented Victorian Home in the Heart of Pontcanna
Occupying an enviable position on the highly regarded Fields Park Road, this exceptional Victorian end-terrace home presents a wonderful blend of period elegance, contemporary style and thoughtfully designed living space.
Extending to approximately 1,129 sq ft, the property offers three bedrooms alongside beautifully appointed reception and living spaces, making it an ideal home for modern family life or those seeking more space.

From the moment you step inside, the property's character is immediately apparent. The elegant reception room provides a warm and welcoming environment, retaining the charm and sense of grandeur synonymous with Victorian architecture, while offering a versatile space for both relaxed evenings and entertaining.

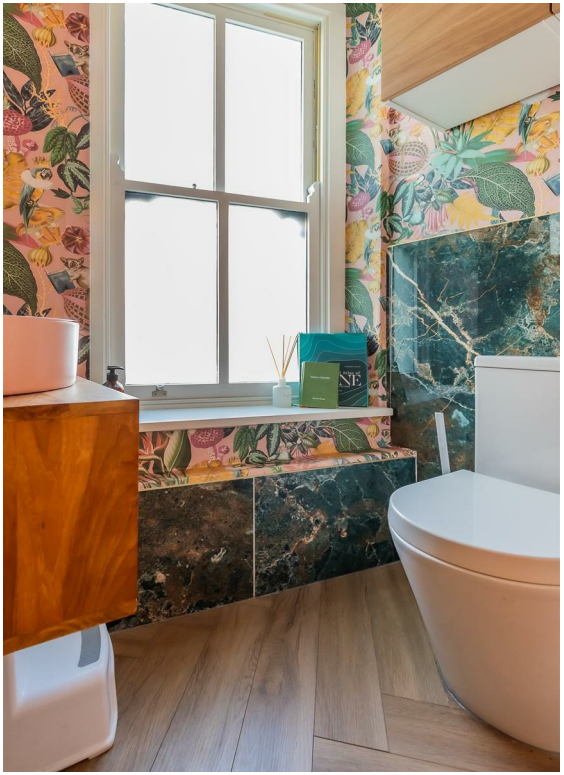
The true centrepiece of the home is the impressive remodelled and extended kitchen diner. Designed with modern living firmly in mind, this light-filled space combines contemporary finishes with generous proportions, creating an exceptional setting for everything from relaxed family breakfasts to sophisticated entertaining. A cleverly integrated wine store beneath the stairs provides a distinctive finishing touch and reflects the attention to detail found throughout the property.

Outside, the location is every bit as appealing. Set within one of Cardiff's most sought-after neighbourhoods, the property is just moments from Llandaff & Pontcanna Fields and the wealth of independent cafés, restaurants, bars and amenities that make Pontcanna such a desirable place to live.

With its handsome Victorian architecture, stylish contemporary enhancements and superb location, this is a truly special home that strikes the perfect balance between character and modern sophistication.

An outstanding Pontcanna residence, offering elegant living in one of Cardiff's most coveted locations.









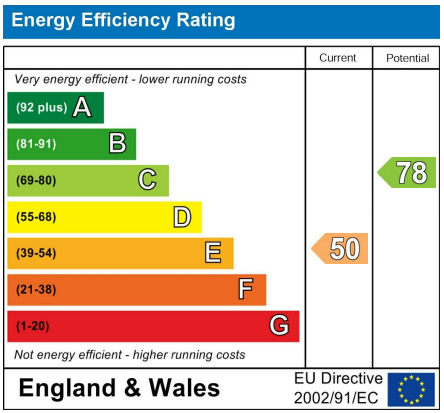



Merion








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
50
78
England & Wales
EU Directive 2002/91/EC








LAY-Z-SPA





## Lounge 10'5" x 13'3" (3.20m x 4.06m)

## Utility Room

## Downstairs WC

## Kitchen/Breakfast Room

## Bedroom One 14'4" x 13'1" (4.37m x 4m)

## Bedroom Two 6'4" x 11'1" (1.95m x 3.40m)

## Bathroom 6'3" x 8'5" (1.92m x 2.59m)

## Bedroom Three 9'5" x 8'2" (2.89m x 2.5m)

## Garden

## Council Tax

Band F

## School Catchment

English medium primary catchment area is
Severn Primary School

English medium secondary catchment area is
Fitzalan High School

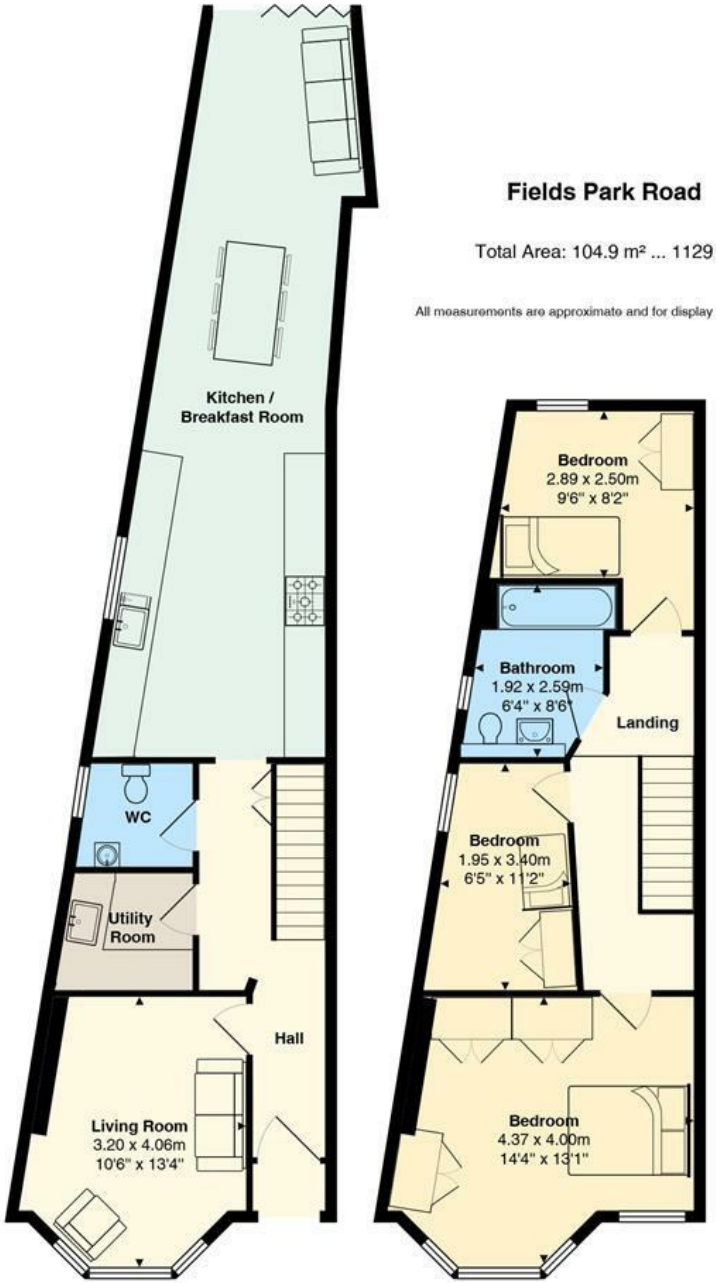
Welsh medium primary catchment area is
Ysgol Pencae

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf

# Fields Park Road

Total Area: 104.9 m² ... 1129 ft²

All measurements are approximate and for display purposes only



*www.jeffreyross.co.uk*

CARDIFF VALE CAERPHILLY BRISTOL