

# Plastrurton Place

PONTCANNA, CF11 9HP

GUIDE PRICE £875,000

**Hern & Crabtree**



# Plastron Place

A substantial Victorian three-storey, five-bedroom family home, beautifully positioned overlooking the leafy surroundings of Plastron Gardens in the heart of Pontcanna.

Rich in period character, this elegant home retains a wealth of original features and offers spacious, versatile accommodation arranged over three generous floors. The balance of classic charm and practical family living makes it a truly appealing residence in one of Cardiff's most sought-after locations.

The property enjoys an enviable setting with Plastron Gardens just moments away, along with a superb selection of independent cafés, restaurants and bars. Bute Park and Sophia Gardens are also close at hand, providing excellent outdoor spaces to enjoy throughout the year. Cardiff city centre is within easy reach, making the location ideal for commuters and those wishing to enjoy all that the capital has to offer on foot.

The ground floor features a traditional entrance hallway showcasing original details, three well-proportioned reception rooms, a kitchen, utility room and cloakroom. The upper floors comprise five generously sized bedrooms, a family bathroom, and an impressive principal bedroom complete with a dressing room and en suite.

To the rear, the garden is designed in a Mediterranean, low-maintenance style and benefits from useful rear lane access, creating a private and practical outdoor space.

A fine example of a Victorian family home, offering space, character and an exceptional Pontcanna location.



# 2400.00 sq ft

## Front

Front garden. Low rise stone wall. Flower borders. Tiled paved path.

## Storm Porch

Tiled sidings and floor.

## Entrance Hall

Enter via a traditional wooden glazed door with etched glass and stained glass windows either side and window over. Cornicing. Ceiling arch detail. Stairs rise up to the first floor. Period tiled flooring. Dado rail. Radiator. Door leading to the basement.

## Living Room

14'4" max 16'3" max

Wooden sash windows to the front elevation with stained glass windows over and panelling either side. Paper ceiling. Cornicing. Dado rail. Decorative plaster work. Radiator. Cast iron feature fireplace with a wooden mantelpiece. Glass cabinets built into the alcoves.

## Sitting Room

12'4" max x 14'0" max

French doors to the rear elevation leading to the garden with window over. Ceiling rose. Coved ceiling. Decorative plaster work. Picture rail. Cast iron feature fireplace with marble surround. Stripped pine wooden flooring. Radiator.

## Dining Room

11'10" max x 15'8" max

French doors leading to the side elevation leading out the garden. Doorway leading to the kitchen. Chimney breast with alcove. Fitted glassware cabinet. Door to storage cupboard. Radiator. Amtico flooring. Door leading to the utility cupboard.

## Utility

Plumbing for washing washing. Space for tumble dryer. Natural light sash window. Fitted shelving.

## Kitchen

9'10" max x 8'2" max

Double glazed wooden windows to the side elevation. Wall and base units with worktops over. Stainless steel sink and drainer with mixer tap. Four ring gas hob with tiled splash back and cookerhood over. Plumbing for dishwasher. Integrated double oven and grill. Integrated fridge. Amtico flooring. Doorway to the inner lobby.

## Lobby

Door leading to the garden. Amtico flooring. Door leading to a downstairs cloakroom.

## Cloakroom

Traditional W/C and wash hand basin. Part tiled wall.

## Basement

14'4" max x 15'11" max

Wooden stairs lead down from the entrance hall. Subdivided with a small wine cellar and door to the basement room. Basement room has power and light. Floor to ceiling height is 6'5 max.

## Landing

Stairs rise up from the entrance hall. Dado rail. Decorative plaster walls. Wooden bannister. Radiator. Stairs rising up to the second floor.

## Bedroom Two

20'2" max x 16'5" max

Double glazed bay and a half wooden sash windows to the front elevation overlooking plastron gardens park. Built in storage. Coved ceiling. Picture rail. Radiators.

## Bedroom Three

12'4" max x 13'1" max

Double glazed wooden window to the rear elevation with plantation shutters. Cast iron feature fireplace with decorative tiles and mantelpiece. Fitted cupboard into alcove. Radiator.

## Bedroom Four

11'6" max x 8'6" max

Glazed wooden sash window to the side elevation. Picture rail. Built in airing cupboard. Wash hand basin. Radiator.

## Bedroom Five

8'4" max x 11'11" max

Double glazed wooden window to the rear elevation. Wash hand basin. Rear loft access hatch. Radiator. Picture rail.

## Bathroom

8'10" max x 8'2" max

Two double glazed obscure windows to the side elevation. Four piece suite comprising of: W/C, wash hand basin, bath with central mixer tap and double shower with electric shower and sliding doors. Tiled walls. Heated towel rail. Extractor fan.

## Second Floor Landing

Stairs rise up from the first floor. Matching wooden handrail and spindles. Bannister. Dog leg staircase. Double glazed wooden window to the rear elevation offering natural light. Linen cupboard. Door leading to bedroom one.

## Bedroom One

17'3" max x 13'7" max

Double glazed wooden windows to the front elevation. Fitted wardrobes. Vertical radiator. Doorway leading to a dressing room. Floor to ceiling height is 8'7 max.

## Dressing Room

Corridor leading to the en suite. Walk in wardrobes.

## En Suite

12'10" max x 5' max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Double shower with plumbed shower. Part tiled walls. Vinyl flooring. Extractor fan. Heated towel rail.

## Garden

Enclosed rear garden. Paved patio. Sitting area with lighting. Decorative mosaic feature wall. Stone pavers. Gate to the rear. Outside cold water tap.

## Additional Information

Freehold. Council Tax Band H (Cardiff). EPC rating E.

## Disclaimer

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