

# Plasturton Gardens

PONTCANNA, CF11 9HF

GUIDE PRICE £925,000

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Crabtree



# Plasturton Gardens

Situated within the tree-lined elegance of Plasturton Gardens, this remarkable four-bedroom Victorian home blends timeless character with refined living across four beautifully arranged floors. Rich in original features – from ornate fireplaces and sash windows to coved ceilings and tiled floors – it's a home of real warmth and depth.

Positioned on one of Cardiff's most prestigious garden squares, this is Pontcanna at its best – leafy, elegant and brimming with independent spirit. Just a stroll from cafés, restaurants, boutiques and green spaces like Bute Park and Sophia Gardens, yet moments from the city centre and well-connected transport links.

A rare chance to own a soulful family home in one of Cardiff's most cherished neighbourhoods.

The welcoming entrance hall gives access to two good size reception rooms including a front sitting room with stone fireplace and bay window, and a rear space with wood-burning stove that flows into an open-plan kitchen/dining/family area. Light pours in through rear glazing and side skylights, creating a bright, sociable heart to the home. A discreet utility corridor and cloakroom lead out to a private garden with summerhouse and rear access. Downstairs, a converted basement offers valuable versatility – ideal as a studio, playroom or snug.

The first and second floors provide four generous bedrooms and three bathrooms, including a luxurious top-floor suite with freestanding bath and marble-topped vanity. Storage is plentiful throughout and a modern lift offers access between the living space and main bathroom.



# 2431.00 sq ft

## Porch

Traditional storm porch with original tiling to waist height, tarred floor, and arched entrance. Leads to a striking front door featuring a large central glass panel and flanked by glazed panels to either side and above.

## Reception Hall

A welcoming traditional reception hallway with ornate coved ceilings, dado rail, radiator and feature original tiled flooring. Staircase with newel posts and spindles lead to the first floor landing. Meter cupboard boxed in the corner. Traditional wooden doors give access to:

## Lounge

14'10" x 10'2"

A light and spacious principle reception room. Located at the front of the property with elegant double glazed sash bay windows and traditional panelling surround. This room features ceiling rose, ornate coved ceilings, radiator and a stunning feature fireplace with cast iron insert and hearth. Two large fitted bookcases complete the room.

## Sitting room

11'9" x 10'10"

A light second reception room which opens into the spacious open plan kitchen/ dining room. Accessed via a traditional wooden door from the hallway. Smooth plastered ceiling, ceiling rose, coved ceilings, radiator. Feature fireplace with wood burning stove with wooden mantle over and hearth. Built-in shelving to either side of chimney breast. Also contains a lift to the first-floor main bathroom.

## Kitchen/ dining area

19'11" x 16'4" max

A superb open plan kitchen/ dining room. Offering expansive open plan space ideal for families and entertaining.

Feature wooden flooring. A range of matching wall and base units with cupboards and drawers offering ample storage facilities flanking a central dining area. Features composite stone work surfaces, integrated ceramic sink with carved draining board, five-ring Range-style cooker by Leisure and space for a fridge/freezer. Feature plate rack. Additional relaxed seating area with sofas and armchairs to the rear, with aspect to the garden. Includes double-glazed windows to rear, skylights to the side elevation. Radiator.

## Family area

14'10" x 10'2"

Family Room has an additional radiator, glazed window to the utility room, double glazed wood sash bay window with window seat to the rear.

## Utility room

Continuation of the vaulted side return extension, double glazed windows, series of storage cupboards, wall and base units, plumbing for washing machine, space for tumble dryer. Ceramic sink, butcher block work top, wood flooring, radiator, door to the rear garden. Concealed downstairs cloakroom.

## Cloakroom

WC, wash hand basin and 'Vaillant' combination boiler.

## Basement

13'8" x 12'

Accessed from beneath the stairs. Comprises a ceramic tile floored

ante-room and larger main room with double-glazed window to front, ceramic tile flooring, radiator, and extensive built-in shelving. Whitewashed walls mark the original coal store area.

## Landing

Central dog-leg staircase with wooden flooring and runner, dado rail, coved ceilings, radiator and storage cupboard. Staircase continues to the second floor.

## Bedroom one

16'11" x 14'9"

A beautifully presented master bedroom. Traditional bay and a half wood sash windows to the front elevation with tongue and groove panelling underneath. Radiator, coved ceiling, picture rail, cast Iron feature fireplace. Traditional built-in fitted wardrobes into the alcoves.

## Bedroom two

13'1" x 10'9"

A good size double bedroom. Double glazed sash window to the rear elevation with aspect to the garden. Built in storage cupboard, radiator, and coved ceilings.

## Bedroom three

10' x 7'5"

A good size bedroom. Sash window with obscure lower panes to the rear elevation. Hatch access to loft. Radiator. Spotlights to the ceiling.

## Family bathroom

7'3" x 7'

A modern three piece suite in white comprising: panelled bath with central mixer taps and rainwater shower over, wash hand basin set into vanity unit with storage and WC with hidden cistern. Built in storage cupboards. Sash window with obscured lower pane to the side elevation. Walls are part tiled. Spotlights to the ceiling. Heated towel radiator.

## Wet room

11'11" x 10'10"

Double glazed sash window with obscured lower pane. Large bathroom with walk-in shower with waterfall shower, WC, sink, built-in mirrored wardrobes, heated towel rail, coved ceiling, and a lift from the second reception room.

## Landing

Dog-leg staircase with useful built-in shelving, skylight window, dado rail and hatch access to the loft with pull down ladder.

## Bedroom four

17' x 11'8"

A spacious double bedroom. Traditional sash window to the front elevation. Coved ceiling, radiators, feature fireplace with wood surround and hearth and wooden flooring.

## Bathroom

12'6" x 10'11"

Exposed wooden floorboards. Free standing round edged bath with mixer tap over and additional handheld shower attachment. WC. Bidet. Vanity wash hand basin with marble top, hot and cold tap over and storage beneath. Feature fireplace. Velux window. Heated towel rail.

## Front garden

Low-maintenance frontage with paved tiled path, Astro turf lawn, and small flower bed. Low wall boundary with gated access.

## Rear garden

Southwesterly facing garden with paved patio and Astro turf lawn. Borders include timber fencing and stone walls with trelliswork. Summerhouse-style shed with gate access to rear alley. External tap and planting borders.

## Additional Information

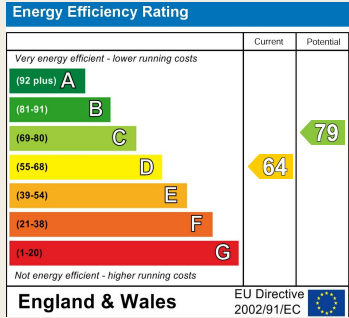
Freehold. Council Tax Band H (Cardiff). EPC rating D.

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