

Springfield Place

CANTON, CF11 9NZ

GUIDE PRICE £365,000

**Hern &
Crabtree**



Springfield Place

A beautifully presented end-of-terrace home on the ever-popular Springfield Place, offering period charm, modern comfort and a thoughtfully landscaped, south-facing garden.

The bright entrance hall leads to an open-plan living and dining room, framed by sash windows, a picture rail and warm wooden parquet flooring, with water underfloor heating extending through the hallway, lounge and dining room. The modern kitchen provides ample workspace, while the light-filled conservatory lean-to overlooks the private, secluded garden. A well-appointed family bathroom completes the ground floor.

Upstairs, a spacious landing connects three generously sized bedrooms, each offering a peaceful retreat suited to family living, guests or a home office.

The garden is a standout feature — beautifully designed with a central pond, two sheds, an allotment area and a fruit-bearing apple tree, creating a tranquil setting for outdoor dining or relaxed summer days.

Springfield Place remains highly sought after, well placed for local amenities, parks, schools and excellent transport connections — an ideal opportunity for those seeking a characterful Cardiff home with modern touches and a truly enjoyable garden.



859.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Pedestrian gate providing secure access to the rear garden.

Hallway

Enter via a traditional wooden glazed door to the front elevation with window over. Coved ceiling. Dado rail. Tiled flooring. Fitted doormat. Water underfloor heating.

Living Room

Double glazed sash window to the front elevation. Picture rail. Inset within chimney breast with cast iron log burn and slate hearth. Fitted storage and shelving into alcoves. Wooden parquet flooring. Squared off archway to the dining room. Water underfloor heating.

Dining Room

Double glazed sash window to the rear elevation. Picture rail. Inset within chimney breast. Fitted shelving into alcoves. Wooden parquet flooring. Squared off archway to the living room. Stairs rising up to the first floor. Understairs storage cupboard. Water underfloor heating.

Kitchen

Double glazed window to the conservatory offering natural light. Double glazed door to the conservatory. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Plumbing for washing machine. Vinyl flooring.

Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity unit. Bath with electric shower over and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Radiator. Extractor fan.

Conservatory

Double glazed door leading to the rear garden. Double glazed windows. PVC roof. Vinyl flooring.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Coved ceiling. Picture rail. Dado rail. Stripped wooden flooring.

Bedroom One

Two double glazed sash windows to the front elevation. Picture rail. Stripped wooden flooring. Radiator.

Bedroom Two

Double glazed sash window to the rear elevation. Picture rail. Stripped wooden flooring. Radiator.

Bedroom Three

Double glazed sash window to the side elevation. Half rise wooden feature wall panelling. Stripped wooden flooring. Radiator.

Garden

Enclosed private rear garden. Paved patio. Pond. Mature shrubs and trees. Bamboo. Cold water tap. Two sheds. Allotment area. Fruit-bearing apple tree. Pedestrian gate providing secure access to the front forecourt.

Additional Information

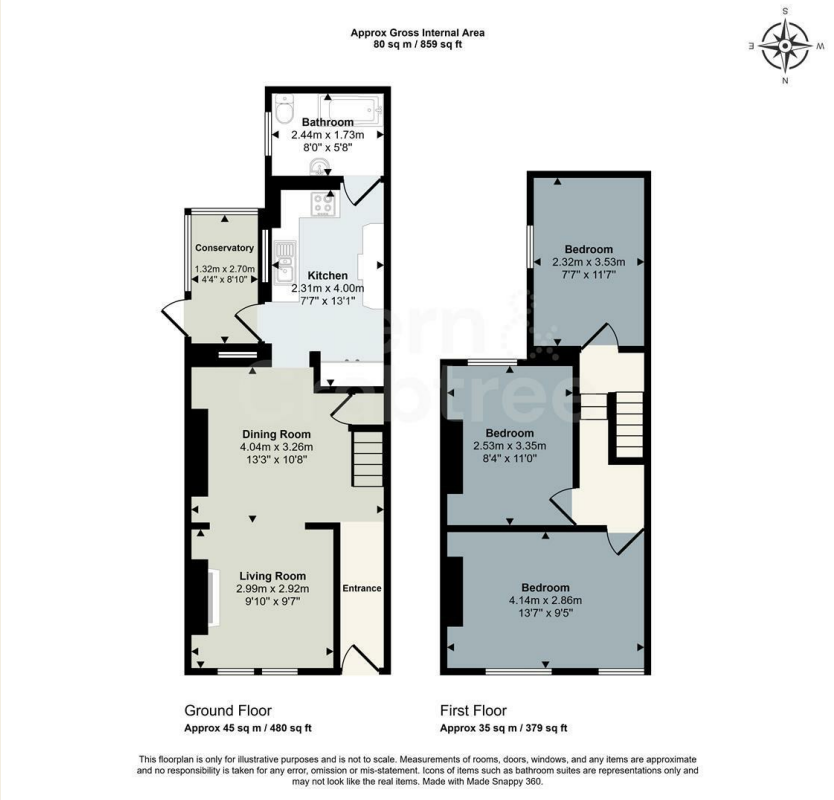
Freehold. Council Tax Band C (Cardiff). EPC rating D.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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