Preswylfa Street

CARDIFF, CF5 1FS

GUIDE PRICE £425,000

Hern & Crabtree



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Offering something quite different from the traditional Victorian terrace, this distinctive three-bedroom home on Preswylfa Street was creatively reimagined by an architect in 2001. Arranged over three floors, the property combines period character with contemporary architectural design and beautiful natural materials.

The generous ground floor is arranged entirely on one level, with attractive Jatoba hardwood flooring flowing throughout the open-plan living accommodation. A bay-fronted sitting area with a wood-burning stove leads through to an individually designed kitchen and dining area, featuring Iroko work surfaces, bespoke joinery, a central island and French doors opening onto the enclosed courtyard garden.

The first floor offers two spacious double bedrooms and a contemporary bathroom with a bath and separate shower. A striking industrial-style staircase leads to the impressive principal bedroom, boasting full head height, exposed timber beams, painted brickwork, an en-suite WC and a private balcony enjoying views across the surrounding rooftops.

Situated a stone throw from Thompsons Park and within easy reach of independent cafés, restaurants, local amenities and popular green spaces.

A truly individual home with thoughtful architectural detailing, generous proportions and a character all of its own.











Approx 1328.00 sq ft

Council Tax Band: E

Front
Enclosed forecourt with low-level brick boundary walls and covered storm porch.

Entrance Hall
Entered via a traditional timber front door to the front elevation with glazed panels and window over. Stairs rising to the first floor, Jatoba hardwood flooring and door leading into the lounge. Cast iron vertical radiator.

Lounge
Double glazed bay window to the front elevation, cast iron column-style radiator, feature wood-burning stove set on a raised hearth, recessed floor lighting, Jatoba hardwood flooring and open plan to the kitchen/diner.

Kitchen/Diner
Double glazed French doors leading out to the rear garden, double glazed window to the rear aspect and double glazed skylight window allowing plenty of natural light. Fitted with a range of contemporary base units with Iroko work surfaces, bespoke timber joinery and open shelving. Central island incorporating a gas hob with extractor hood over, integrated oven, two stainless steel sinks, space for fridge/freezer, space for dishwasher and plumbing for washing machine. Breakfast bar with seating area, recessed spotlights, cast iron column style radiator and Jatoba hardwood flooring. Ample space for dining table and chairs.

First Floor Landing
Stairs rise up from the entrance hall. Feature industrial-style staircase incorporating steel framework, timber treads and glazed balustrades rising to the second floor. Hardwood flooring and doors leading to:

Bedroom Two
Two double glazed windows to the front elevation, two radiators, recessed ceiling spotlights, smooth plastered walls and Jatoba hardwood flooring. Fitted tinted mirrored wardrobes. Telephone intercom.

Bedroom Three
Double glazed window to the rear elevation, vaulted ceiling with exposed structural timber beam, pendant lighting, radiator and fitted carpet. Telephone intercom.

Bathroom
Obscure glazed sash window to the rear elevation. Fitted with a four-piece suite comprising a bath with bespoke Iroko surround, separate shower enclosure with glazed screen, WC and countertop wash hand basin with wall-mounted mixer taps and bespoke timber vanity unit. Part tiled walls, recessed shelving, fitted storage cupboard with plumbing for washing machine and concealed boiler, radiator, extractor fan, recessed ceiling spotlights and hardwood flooring.

Second Floor Landing
Accessed via a bespoke steel staircase with metal balustrades, skylight window providing natural light to the stairwell and door leading into the principal bedroom.

Bedroom One
Double glazed French doors leading onto a private juliette balcony, feature angular window to the rear aspect and double glazed skylight window. Full head height, exposed structural timber beams, painted brick chimney breast, recessed shelving, radiator, recessed ceiling spotlights and exposed timber floorboards. Door leading to:

En-Suite
Fitted with a wall-mounted WC, wash hand basin and shower, mosaic tiled walls, extractor fan and recessed ceiling lighting.

Balcony
Accessed via double glazed French doors from the principal bedroom, with metal balustrades and elevated views across the surrounding rooftops.

Garden
Enclosed garden with paved seating areas, decorative gravel, established plants and shrubs, raised planting borders and outside lighting. Feature boundary wall incorporating glazed detailing. Outside light and cold water tap.

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

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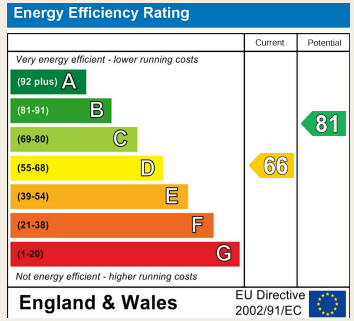



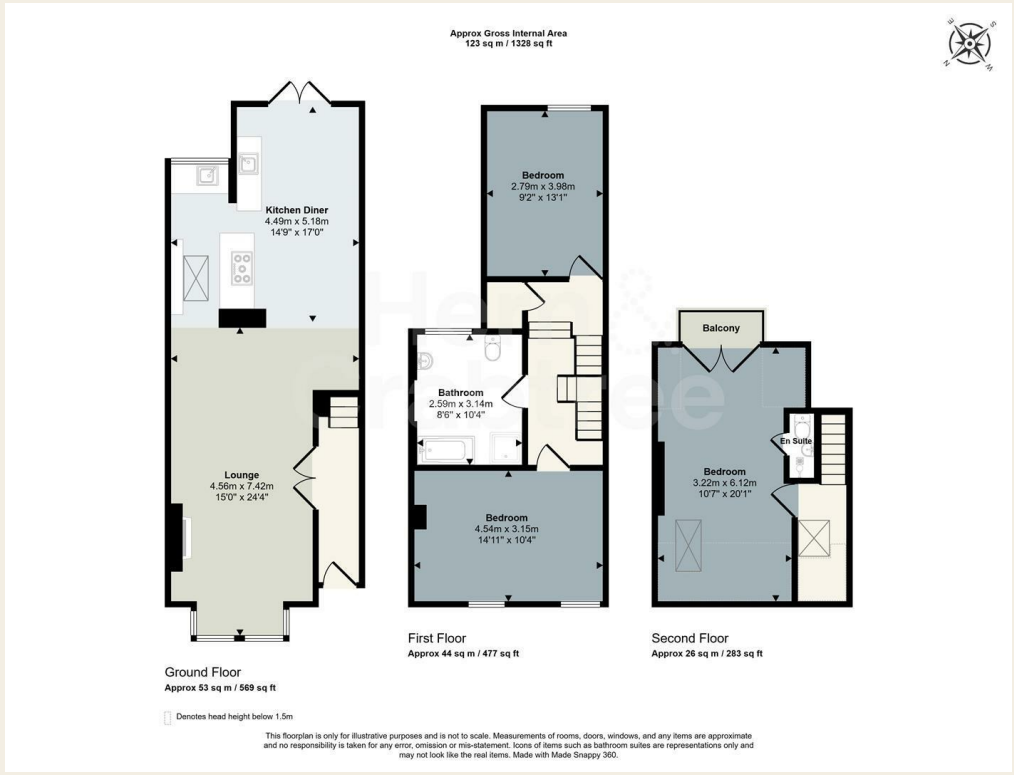



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