

# Meadow Street

PONTCANNA, CARDIFF, CF11 9PY

**GUIDE PRICE £485,000**

**Hern &  
Crabtree**





# Meadow Street

This exceptional bay-fronted home blends period charm with stylish, contemporary living. Thoughtfully upgraded throughout, this home has been lovingly enhanced well beyond surface aesthetics & must be viewed to be fully appreciated!

Step inside and you're welcomed by a bright and airy through living room—flowing seamlessly into a separate sitting room. A generous open plan kitchen-dining space with bespoke cabinetry and elegant design details are matched by the practicality of bi-fold doors that extend the living space into the sunny, south-facing garden. The continuation of the tile flooring from inside to out creates a harmonious indoor-outdoor feel, while the lawned garden and landscaping provide a tranquil retreat in the heart of the city.

Upstairs, you'll find two well-proportioned double bedrooms and a spacious, contemporary family bathroom, all beautifully presented. A separate downstairs cloakroom adds further convenience.

Perfectly positioned just moments from Pontcanna's vibrant cafés, acclaimed eateries, boutique shops and glorious parkland, this two-bedroom home is a rare find in one of Cardiff's most sought-after neighbourhoods.



**949.00 sq ft**

#### Entrance

Storm porch to the front, into hallway via a traditional wood glazed door with window over.

#### Hallway

Coved ceiling, ceiling arch detail, picture rail and dado rail. Radiator, period tiled flooring, stairs rising to the first floor with under-stair storage alcove. Laundry cupboard, separate larder cupboard with light, housing the electric fuse board. Door to downstairs cloakroom.

#### Cloakroom

Wall-hung WC, double-glazed obscured window to the side, wash hand basin, extractor fan, PIR sensor light and underfloor heating.

#### Living Room / Sitting Room

Open plan to sitting room. Double glazed PVC bay window to the front, fitted shelving, coved ceiling, cast iron wood burning stove set on a slate hearth with exposed brickwork radiator. Period wood stripped flooring into sitting room area with further built-in cupboards. Traditional slate cast iron working fireplace with tiled hearth, radiator, picture rail. Double glazed door with window over leading to an inner courtyard area, ideal for a wood store. Double sided lean to storage area. Outside cold water tap.

#### Kitchen Diner

Double-glazed bi-fold doors leading out to the south-facing rear garden. Double-glazed window to the side. Kitchen laid with a selection of wall and base units with worktops over, a 1.5 bowl sink. Integrated washing machine, fridge/freezer, integrated oven, four-ring electric hob. Integrated full-length dishwasher, space for bin store, tiled flooring with radiant underfloor heating and vertical radiator. Tiled splash backs, spotlights, pendant drop lights.

#### First Floor

Stairs rising up from the entrance hall with wooden hand rail and spindles. Dado rail.

#### Landing

Loft access hatch, wooden banister, doors to:

#### Bedroom One

Two double glazed windows to the front, feature cast iron fireplace, radiator.

#### Bedroom Two

Double glazed window to the rear, cast iron feature fireplace, radiator.

#### Bathroom

Double glazed obscured window to the rear, four piece bathroom suite consisting WC, wall hung wash hand basin, vanity unit, bath with central mixer tap, a large walk-in shower, recesses for toiletries. Heated towel rail, vinyl floor and spotlights. Additional airing cupboard which offers storage and gas combination boiler and large walk in wardrobe with two hanging rails and shelving.

#### Front

Front forecourt garden, storm porch with tiled sidings, tiled path. Low rise wall to the front with wrought iron railing and gate.

#### Rear Garden

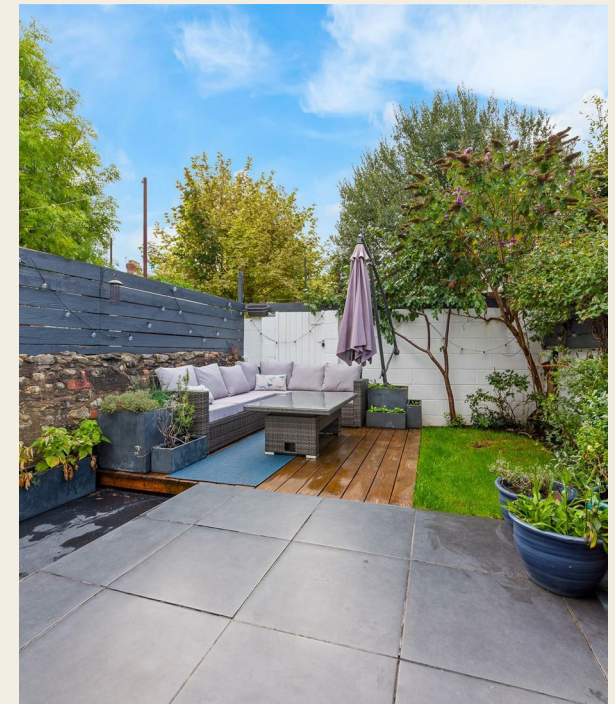
Enclosed rear south-facing garden with patio, timber decking, and rear path gate access. Part lawn, mature shrubs and flower borders. Outside light, doorway to lean to the storage area, outside power point.

#### Additional Information

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

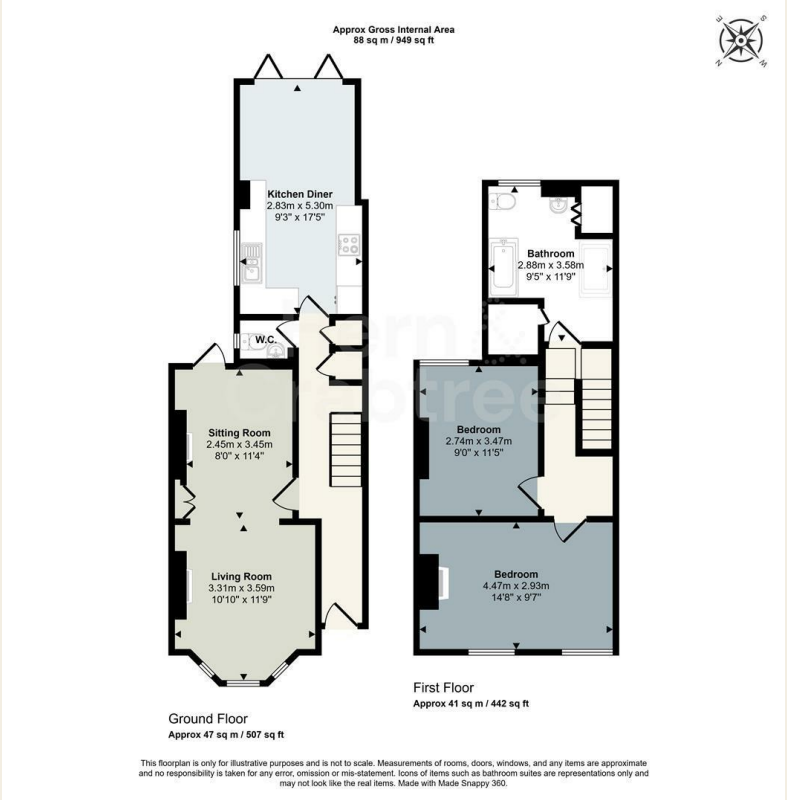
#### Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

