Cae Syr Dafydd

PONTCANNA, CF11 9QG

GUIDE PRICE £435,000

Hern & Crabtree

Cae Syr Dafydd

NO CHAIN!

Set within a quiet cul de sac in the heart of Pontcanna, this distinctive detached home occupies an unusual position within one of Cardiff's most sought after neighbourhoods. Built as part of a small 1970s development surrounded by elegant Victorian homes, it offers a combination of detached living, private parking and generous outside space that is rarely found in this part of the city.

The house has been thoughtfully maintained and provides bright, practical accommodation arranged around everyday family life. The kitchen and dining room form the heart of the home, opening directly into the conservatory and garden beyond to create an easy flow between inside and out. The sitting room enjoys plenty of natural light, while the converted garage provides valuable additional space with direct garden access, ideal for storage, hobbies or a home office. Upstairs are three well proportioned bedrooms together with a well appointed family bathroom, making the property equally suited to families, professional couples or those looking to downsize without compromising on space.

Outside, the rear garden has been carefully landscaped across two levels with generous paved seating areas, mature stone walling, a pond feature and established planting, creating a private setting for relaxing or entertaining. To the front, the property benefits from a driveway together with a useful garage store.

Cae Syr Dafydd sits within the heart of Pontcanna, one of Cardiff's most desirable residential districts. Cathedral Road, Pontcanna Street and Kings Road Yard are all within walking distance, offering an excellent selection of independent cafés, restaurants, bakeries and shops. Sophia Gardens, Llandaff Fields and Bute Park provide acres of green open space nearby.Cardiff city centre and Cardiff Central railway station are easily reached on foot, with excellent road links to the A48 and M4.

Approx 1155.00 sq ft

Council Tax Band: F

Entrance Porch
Double glazed obscured windows surround the porch, allowing natural light while maintaining privacy. Metal entrance door with obscure glazed inserts. Tiled flooring and timber clad ceiling.

Entrance Hall
PVC entrance door with obscured glazed panels. Staircase rising to the first floor with useful understairs storage cupboard. Radiator.

Cloakroom
Obscured double glazed window to the front elevation overlooking the entrance porch. Low level WC, wash hand basin and radiator.

Lounge
Double glazed window to the front elevation. Attractive archway opening through to the dining area creating an open feel between the principal reception spaces. Wooden flooring, radiator and coved ceiling.

Kitchen / Dining Room
Double glazed window overlooking the rear garden together with a glazed side door providing direct external access. Sliding patio doors open into the conservatory. Fitted with a range of wall and base units with laminated work surfaces and upstands. Inset induction hob with built in oven beneath, integrated dishwasher and space for both a fridge and washing machine. Wooden flooring, spot lighting and radiator. Dining area with ample space for a family table.

Conservatory
Double glazed windows surround the room with a glazed door opening directly onto the rear garden. Decorative stained glass detailing, raised panelled walls and tiled flooring.

Garage Room
Double glazed window overlooking the rear garden together with a PVC door providing external access. Skylight allowing additional natural light. Spot lighting and sloping ceiling. Internal access to the remaining garage storage area.

Garage Store
Garage door to the front. Fluorescent lighting and useful storage space.

Landing
Double glazed window to the side elevation. Loft access hatch, spacious airing/storage cupboard and timber balustrade.

Bedroom One
Double glazed window to the front elevation. Radiator.

Bedroom Two
Double glazed window to the front elevation. Floor to ceiling radiator and built in wardrobe/storage cupboard.

Bedroom Three
Double glazed window overlooking the rear garden. Floor to ceiling radiator, wall lighting and space for wardrobes.

Family Bathroom
Obscured double glazed window. Fully tiled walls and tiled flooring. Panelled bath with shower over and glazed screen, wash hand basin, WC, radiator, coved ceiling and large wall mirror.

Rear Garden
Accessed from both the kitchen and conservatory, the rear garden has been attractively landscaped with a generous paved seating area leading to a raised lawn arranged over two levels. Brick retaining walls and steps connect each level, while mature stone wall boundaries create an excellent degree of privacy. The upper garden features a pond together with established planting, outside water tap and fenced boundary to one side.

Front Garden & Driveway
Driveway providing off road parking together with access to the garage store. Positioned within a peaceful cul de sac setting.

Renewable Energy Features
The property benefits from a thoughtfully integrated renewable energy system, including roof mounted solar photovoltaic panels, battery storage and an electric vehicle charging point. In addition to generating electricity, the solar panel system also heats the domestic hot water via a dedicated immersion heating element, helping to improve energy efficiency and reduce day to day running costs while complementing the property's traditional character.

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

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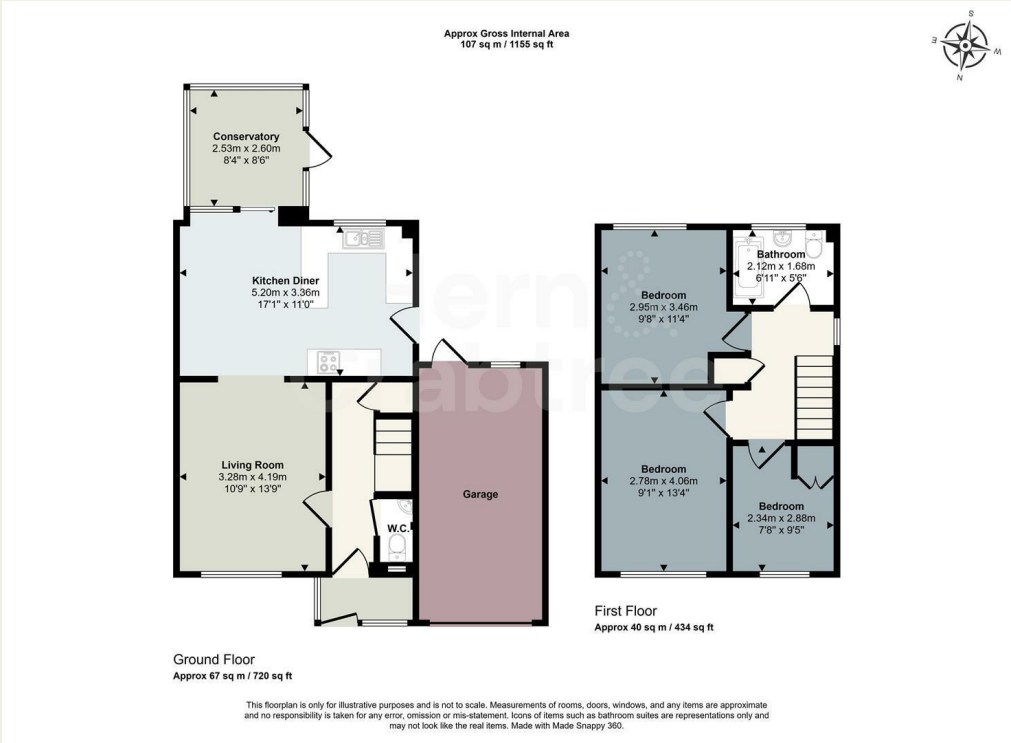

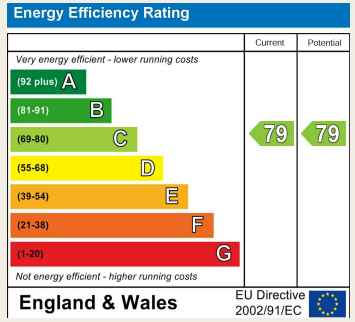

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