

# Bloom Street

PONTCANNA, CF11 9QE

£450,000

Hern &  
Crabtree





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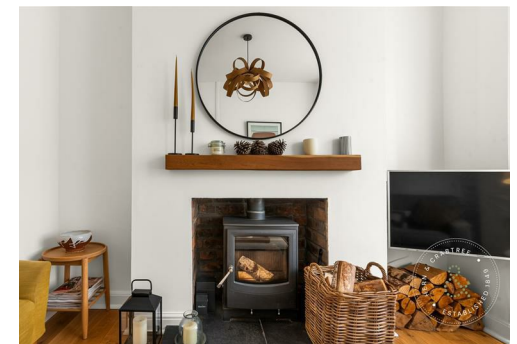
Situated in a small cul de sac within easy reach of Llandaff fields, this beautiful traditional bay fronted property offers easy access to all amenities Pontcanna & the city centre of Cardiff have to offer.

The property is immaculate throughout and has been well maintained by the current owners, who have modernised the kitchen, bathroom, added a feature wood burning stove and landscaped the sunny rear garden to create a lovely contemporary style to this period home.

Boasting of feature flooring throughout, stylish windows & doors, this property should be viewed to be fully appreciated!

The accommodation includes: traditional reception hall with original flooring, a light open plan lounge area and the dining area opens up into the modern kitchen. Upstairs on the first floor are two good size bedrooms and a stylish bathroom suite. To the second floor is a useful attic room which adds more versatility to the space on offer.

The property is close to many attractions including: Bistros, Restaurants, Boutiques, Chapter Arts centre, Bute park & Sophia Gardens -making this a brilliant location for those looking to be part of a vibrant community.



**Reception hall**

Panelled front door with glazed windows and window above, give access into the traditional reception hallway. Feature original tiled flooring. Gas meter cupboard. Smooth plastered ceiling. Ornate coving to the ceiling. Staircase rising to the first floor. Panelled oak door leads to:

**Lounge area**

A beautifully presented, light reception room - open plan in design, giving a contemporary style with traditional features.

Double glazed bay window to the front elevation with aspect to the cul de sac. Smooth plastered ceiling. Feature fireplace with wood burning stove and slate tiled hearth. Feature wood block flooring. Useful alcoves to sides of the chimney breast for wall mounted TV or storage space. The beautiful lounge area opens up into:

**Dining area**

A stylish open plan dining area with feature inset dresser style unit with glass display cabinet and storage cupboards beneath. Continuation of feature wood block flooring. A glazed door provides access to the landscaped rear garden. Radiator. Useful alcove for storage. Access to:

**Kitchen**

A contemporary style kitchen, well designed with matching wall and base units with white doors and complementary work surfaces over. Space for range cooker. Space for fridge freezer. Plumbing and space for washer/ dryer. Integrated dishwasher. Inset sink drainer unit with mixer tap above. Walls are part tiled. Feature wood block flooring. Windows to the side and rear elevations providing aspect to the landscaped garden. Smooth plastered ceiling. Coving to the ceiling.

**Landing**

A split level landing. Staircase rising to the second floor with access to the attic room. Doors lead to two bedrooms and family bathroom.

**Bedroom one**

A beautifully presented principle bedroom. Double glazed bay window to the front elevation. Additional double glazed window to the front elevation with aspect to the cul de sac. Feature painted wooden floorboards. Ornate original Victorian fireplace. Coving to the ceiling. Radiator.

**Bedroom two**

A beautifully presented, second double bedroom. Double glazed sash window to the rear elevation with aspect to the landscaped garden. Victorian style column radiator. Smooth plastered ceiling. Smooth plastered ceiling. Coving to the ceiling.

**Family bathroom**

A luxurious and generous family bathroom. Well designed and incorporating a four piece suite in white comprising: free standing bath tub with central mixer taps. walk in shower with rainwater shower head over and mains pressure shower, glass screen and tray, circular sink with mixer tap set into vanity unit with storage beneath and close coupled WC. Walls are part tiled. Feature flooring. Wall mounted heated towel radiator. Cupboard housing gas central heating boiler. Feature skylight window. Double glazed window to the rear elevation. Extractor.

**Attic room**

A beautifully presented, useful attic room. Two skylight windows. Smooth plastered ceiling. Spotlights to the ceiling. Door to under eaves storage cupboards. Wall mounted radiator.

**Outside front**

To the front of the property is a forecourt garden with dwarf brick walling. Pedestrian path provides access to the front of the property.

**Outside rear**

To the rear of the property is a superb, landscaped and enclosed garden. To the side of the property is a lovely sun terrace area, ideal for al fresco dining with space for outdoors table and chairs. The garden is mainly laid to decking. Feature raised concrete planters, a seating area perfect for relaxing or entertaining. A purpose built cabin is set to the rear of the garden and offers additional storage space or home office.

**Additional information****Disclaimer**

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and

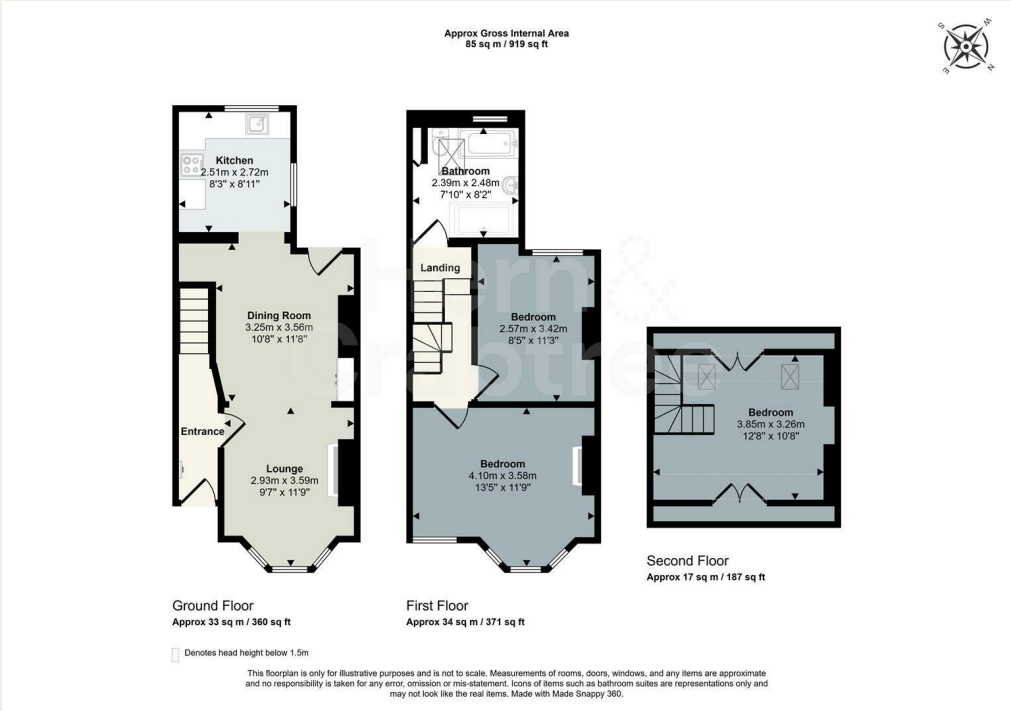
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England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



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