



Wyndham Road

| | Pontcanna | CF11 9EJ



A handsome, newly renovated two double bedroom terraced house situated in the heart of Pontcanna.

Wyndham Road, is a fantastic location! Especially for those with a love for food, independent shops and arts. Chapter Arts Centre is within a stones throw away, whilst Thompson Park and Pontcanna Fields are just a short walk from the house. The property is in an enviable position benefiting from not only Pontcanna's amenities but also Canton's plethora of restaurants & conveniences.

Boasting some of its original features, the accommodation comprises: Porch, hall, living room, dining room and a good size kitchen completes the ground floor. The first floor hosts two double bedrooms and bathroom. To the rear is an enclosed garden and to the front of the property is a fore court.

Please call our Hern and Crabtree Pontcanna office to arrange a viewing.

# WYNDHAM ROAD

Offers Over £399,950



## Front

Front forecourt garden. Low rise brick wall with wrought iron gate.

## Porch

Enter via a double glazed composite door to the front elevation with window over. Tiled flooring. Door leading to:

## Hall

Tiled flooring. Dado rail. Radiator. Coved ceiling. Ceiling arch detail. Stairs rise up to the first floor. Stained glass window.

## Living Room

11'6" max x 10'9" max

Double glazed sash bay window to the front elevation with half rise fitted plantation shutters. Coved ceiling. Ceiling rose. Stained glass window. Built-in cupboards into alcove. Cast iron wood burning stove. Wooden parquet flooring. Radiator. Squared off archway to the dining room.

## Dining Room

12'11" max x 10'9" max

Double glazed French doors leading to the garden. Built-in cupboard into alcove. Understairs storage. Cast iron fireplace.

Wooden parquet flooring. Radiator. Squared off archway to the living room.

## Kitchen

11'1" max x 8'11" max

Double glazed window to the side elevation. Double glazed French doors leading to the garden. Wall and base units with complimentary marbled worktops over. One and half bowl ceramic Belfast sink and drainer with mixer tap. Four ring induction hob with tiled splashback and cooker hood over. Integrated oven. Integrated washing machine. Integrated dishwasher. Integrated wine cooler. Integrated fridge freezer. Breakfast bar. Tiled flooring. Radiator. Ceiling mounted bluetooth speakers.

## Landing

Stairs rise up from the hall. Stripped wooden staircase with a central carpet runner. Wooden bannister. Split level landing. Loft access hatch.

## Bedroom One

15'3" max x 10'9" max

Two double glazed sash windows to the front elevation. Two radiators. Exposed chimney breast.

## Bedroom Two

10'11" max x 10'0" max

Double glazed window to the rear elevation. Radiator. Exposed chimney breast.

## Bathroom

9'1" max x 11'3" max

Double glazed obscured window to the rear elevation. Four piece suite comprises of: W/C, wash hand basin, walk-in shower and freestanding bath tub. Heated towel rail. Tiled flooring. Fitted shelving. Airing cupboard with Worcester gas combination boiler.

## Garden

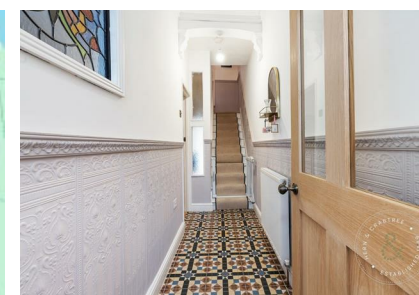
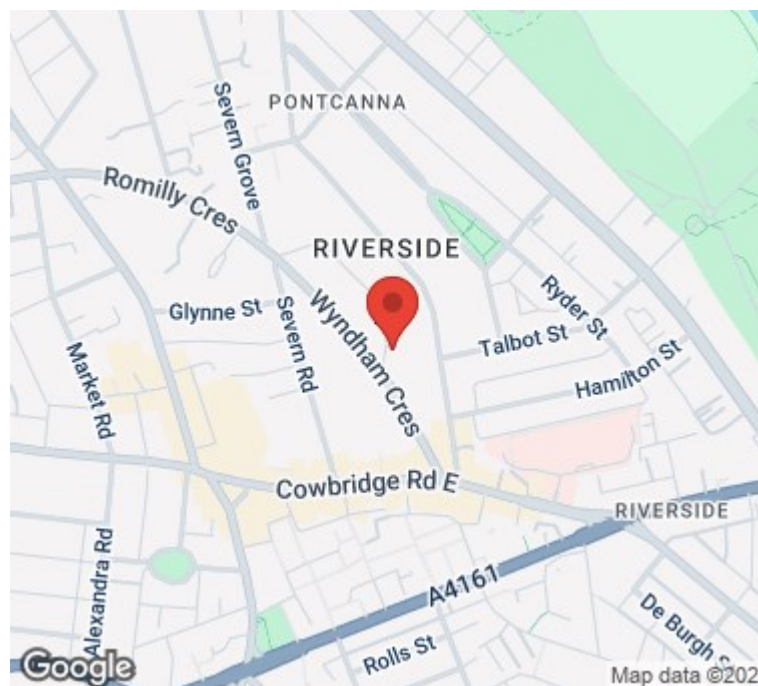
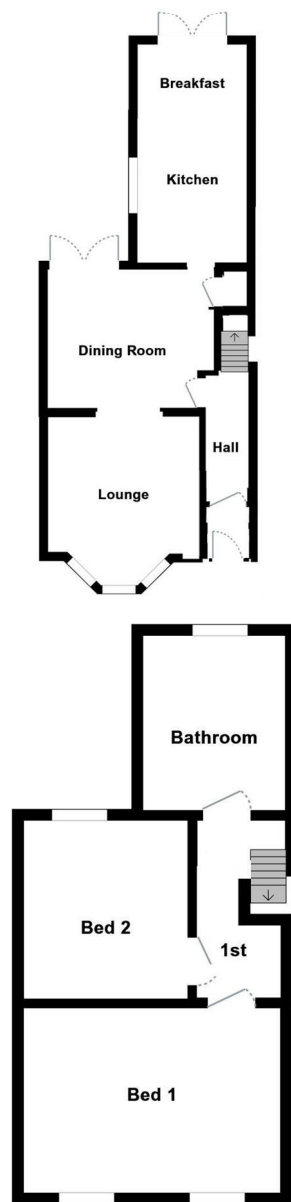
Enclosed rear garden. Paved patio. Stone chippings. Slate tiled seating area. Raised flower borders. Side return. Outside lights. Outside power point.



Call Hern & Crabtree to arrange a viewing on 02920 228135

<https://www.hern-crabtree.co.uk>





#### Energy Efficiency Rating

	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		
<b>England &amp; Wales</b>	75	83
EU Directive 2002/91/EC		



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**Hern & Crabtree**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.