

Hern and Crabtree

St. Johns Crescent

| Canton | Cardiff | CF5 1NX

ST. JOHNS CRESCENT

Guide Price £570,000



This five-bedroom house lies on St. Johns Crescent, one of Cardiff's most beautiful and recognisable streets.

The house presents a smart facade to the street, approached via the path bordered with decorative stones, leading to the double-door porch. Inside, a hallway leads to the living room, family room and the extended kitchen/dining room. The living room retains its ornate corning and marble fireplace while the family room has a more contemporary finish.

The kitchen is designed around a long island with stone worktop, pitched neatly in front of matching symmetrically-designed units, with both elements housing integral appliances including hob, wine cooler, ceiling mounted extractor, electric ovens and coffee-maker. The side-extension allows swathes of natural light in via numerous skylights and the bi-folding doors opening to the rear garden. The cloakroom/utility is located at the end of the kitchen.

On the first floor are three bedrooms and a bathroom. The larger bedroom enjoys leafy views over the picturesque St Johns Church. A handsome family bathroom is situated to the rear of the annexe. The attic room offers a multitude of uses including a home-office or guest-room.

The most impressive transformation is arguably on the top floor, which contains two double bedrooms and a modern shower-room. Both double-bedrooms offers original cast-iron fireplaces and exposed wood-floorboards. The stylish shower room has a waterfall shower and white close-coupled W.C and sink with chrome-fittings complemented by the charcoal wall tiles.

Outside, the generous-sized garden is laid to patio is well-positioned the the late afternoon sun. Access to the rear via gate.

For more information please call Hern & Crabtree, Pontcanna.

Entrance Porch

Entered via wood glazed french doors with window above, Italian style floor and tiled sidings.

Hall

Entered via hardwood double glazed door with matching window over, wood flooring, stairs to the first floor, radiator, period corning and ceiling arch detail, doors to:

Lounge

14'1" max x 12'10" max
Double glazed wood bay window to the front, radiator, corning and ceiling rose, wood flooring, gas fire with tiled sidings and slate mantle and hearth, stripped wooden flooring, coloured plastered walls, shelving to recess.

Sitting Room

11'1" x 13'8" max
Period corning, archway to kitchen, shelving to recess, radiator, stripped wood flooring.

Kitchen/Diner

23'5" max x 16'11" max
Open plan with side return extension which offers skylight windows and bi fold doors leading out the rear garden, kitchen fitted with a range of wall and base units with Korine work tops over, integrated Neff appliances twin oven, washing machine which are slide and hide, integrated microwave Neff oven, full length fridge and freezer, sink and drainer with Quooker mixer tap, central island with Neff induction hob and extractor fan, and drop ceiling light over, wine cooler fridge, integrated dishwasher, concrete flooring with underfloor heating, understairs storage, spotlights, door to:

Utility/Cloakroom

Double glazed skylight window, extractor fan, fitted shelving, plumbing for washing machine, w.c and wash hand basin, half tiled walls, continuation of concrete floor, cat flap and hand dryer.

First Floor

Stairs rising from entrance hall with traditional wooden handrail and spindles, split level landing and stairs to the second floor.

Bedroom One

16'4" max x 14'4" max into bay
Double glazed wood bay and half window to the front, colour rendered walls, vertical radiator, feature cast iron fireplace, period corning, spotlights, drop pendant bedside lights.

Bedroom Two

12'11" max x 11'8" max
Double glazed pvc window to the rear, cast iron fireplace, radiator.

Bedroom Three

11'4" x 7'3"
Double glazed window to the side, airing cupboard with concealed Worcester gas combination boiler.

Bathroom

10'4" max x 6'1" max
Double obscure glazed window to the rear, w.c, wall hung wash hand basin with mixer

tap, wall mounted mirrored vanity cupboard, L shaped bath with glass screen and central mixer and plumbed shower over, extractor fan, spotlights, loft access hatch, half tiled walls, tiled flooring, radiator.

Second Floor

Stairs from first floor landing with wooden handrail and spindles and dog leg staircase, half landing with double glazed window to the rear, cupboard leads to good size loft storage area which extends to the rear of the house, access to boarded loft with pull down ladder which is used as a studio, fitted bookshelves.

Bedroom Four

10'8" x 12'4"
Double glazed window to the front, cast iron feature fireplace, stripped wood flooring, radiator.

Bedroom Five

12'11" max x 10'11" max
Double glazed window to the rear, feature cast iron fireplace, stripped wood flooring,

Loft Room

16'7" max x 12'6" max floor to ceiling height is 6
Accessed via folding down ladder, boarded, carpeted, plastered and insulated, power and light, double glazed skylight window.

Rear Garden

Enclosed rear garden, stone paved patio, storage shed with industrial style fencing, outside light and outside cold water tap, two double and single power points, rear lane access.

Front

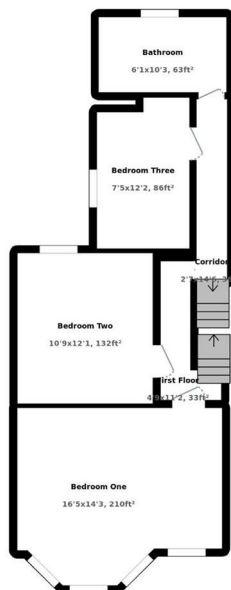
Italian style paved path to front door, gate and low rise wall.

Tenure

We have been advised by the seller that the property is freehold.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	67	

England & Wales EU Directive 2002/91/EC



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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.