



Bloom Street

| | Pontcanna | CF11 9QE

A charming two-bedroom mid terrace house in the sought-after area of Pontcanna is available for sale. This delightful home is situated on Bloom Street, a quiet cul de sac just moments away from the beautiful Pontcanna Fields and the vibrant Chapter Arts Centre.

The house offers a traditional yet modern feel throughout and is brought to life by character features such as original fireplaces in both the living room and bedroom, bay windows, and high ceilings.

On entering the property, you are welcomed into a reception hall with exposed floorboards. To the right of the hall is the open plan lounge/dining room which provides a great space for entertaining friends and family. Further along, you will find a bright kitchen which overlooks the neat garden to the rear of the property.

On the first floor is a landing leading to two double bedrooms. There is also a spacious family bathroom with white suite comprising bath with shower over, wash basin and WC. An attic room is accessible via a pull-down ladder from the first floor, providing additional storage or living space.

The house also benefits from double-glazing throughout and no onward chain.

Living in this delightful property, you are just moments away from Pontcanna Fields which offers plenty of outdoor activities including walking, cycling and tennis courts. The popular Chapter Arts Centre is also close by with its range of activities including cinema, theatre and art exhibitions. The local area boasts a selection of cafes, restaurants and bars to choose from as well as local shops for day-to-day essentials. The location also offers easy access into Cardiff City Centre.

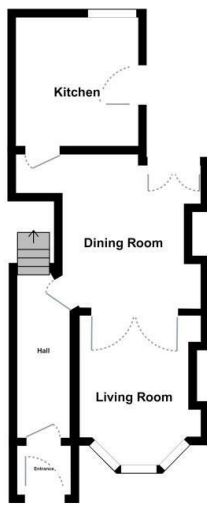
Porch Internal porch. Enter through a traditional wooden door with single glazed window and single glazed window over. Tiled flooring.	window to the front elevation. Chimney breast with disposed brickwork and slate hearth. Wood laminate flooring. Radiator.
Hallway Wooden glazed door. Wood laminate flooring. Stripped wooden stairs lead to the first floor. Understairs storage cupboard. Radiator. Coved ceiling.	Kitchen 8' max x 8'10" max Single wooden glazed windows to the rear elevation. A stable style wooden door leads to the garden with additional window to the side. Base units with wooden worktops and open shelves above. Stainless steel sink and drainer. Space for washing machine. Space for electric cooker. Space for a fridge freezer. Radiator. Tiled flooring.
Dining Room 10'8" max x 11'10" max French wooden glazed door to the rear garden. Wood laminate flooring. Radiator. Cast iron feature fireplace. Built-in storage cupboard and fitted shelves. Fold back french wooden doors between the dining room and living room.	Bedroom One 12'2" max x 12'5" max Double glazed bay and a half window to the front elevation. Striped wooden flooring. Cast iron feature fireplace. Built-in wardrobes. Radiator.
Living Room 9'6" max x 11'11" max Double glazed PVC bay	Bedroom Two 8'2" max x 11'11" max Period wood sash window to the rear elevation. Stripped wooden flooring. Cast iron feature fireplace. Radiator.
	Bathroom 8'2" max x 9'2" max Obscure glazed window to the rear elevation. W/C and wash hand basin. Radiator. Bath with electric shower over. Concealed gas combination boiler within cupboard. Stripped wooden flooring.
	Landing Stair rise up to first floor from the hallway. Picture rail. Stripped wooden flooring. Drop down ladder leading to the loft area.



Loft Area 11'11 max x 10'8" max Boarded loft area. Laminate flooring. Exposed chimney breast. Storage into eaves. Has power and light. Skylight window to the rear elevation. (Floor to ceiling highest point is 7'6" max).
Garden Enclosed garden with stone walls to both sides, mature bamboo, part lawn and part patio with stone chippings.
Front Garden Front forecourt garden with low rise brick wall and slate chippings.

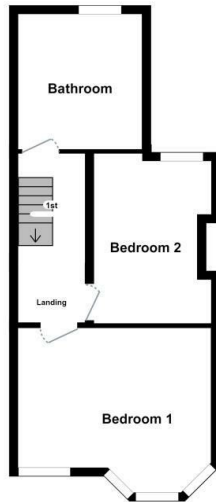


Call Hern & Crabtree to arrange a viewing on 02920 228135



For illustration purposes only. Not to scale.

Ground Floor



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First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.