

Brunswick Street

CARDIFF, CF5 1LN

GUIDE PRICE £415,000

**Hern &
Crabtree**



Brunswick Street

A beautifully presented, spacious four bedroom family home situated in the highly sought after Canton area of Cardiff.

The property offers versatile accommodation, with a loft extension creating a lovely master bedroom & en suite shower room and a spacious open plan kitchen/ dining room creating an ideal space for families and for entertaining. The property also boasts of a great additional space outside with a converted garage providing additional space for home working, gym, play room or storage.

The accommodation in brief comprises: reception hall, lounge area, open plan kitchen/ dining room, landing, three bedrooms and family bathroom & upstairs is the aforementioned master bedroom suite.

Positioned within easy reach of the cafés, independent shops and restaurants of Pontcanna and Canton. Pontcanna, Victoria Park and Llandaff Fields are all within easy reach, while the city centre is easily accessible by foot, bicycle or public transport. Well regarded local schools further add to the area's enduring appeal.



Reception Hall

The property is entered through a bespoke panelled front door with feature semi circle window details and coloured block feature window surrounds adding additional light into the hallway. Gas meter cupboard. Feature black and white tiled flooring. Staircase rising to the first floor with newel posts and spindles. Useful built in understairs storage. Panelled radiator. Smooth plastered ceiling. Smoke detector. White panelled colonial style door to:

Lounge

UPVC double glazed bay window to the front elevation. Smooth plastered ceiling. Column style radiator. Two feature alcoves to sides of chimney breast offering useful shelving. Wood effect laminate flooring. Feature circular arch provides access to the spacious open plan kitchen/ dining room.

Kitchen/ Dining Room

A superb, open plan Kitchen/ Dining room, providing a wonderful space for families and entertaining.

Dining Area

Space for dining table and chairs. Column style radiator. Wood effect laminate flooring. Built in pantry style cupboard with glass display cabinets. Fitted shelving to alcoves with cupboards and drawer units and desk style top over, creating a really useful space for home working. (currently utilised as a coffee bar). Smooth plastered ceiling. Spotlights to the ceiling.

Kitchen Area

A stylish kitchen, well designed to create a great space for cooking and entertaining, Featuring a good choice of wall and base units with cupboards and drawers offering ample storage facilities with white high gloss doors with wood-look butchers block style work surfaces over. Integrated electric oven and hob with chimney style extractor fan above. Inset sink and drainer unit with mixer tap above. Space for dishwasher and washing machine. Space for fridge freezer. Feature kitchen Island with space for seating and additional storage. Walls are part tiled. Three skylight windows. Double glazed sliding patio doors to the rear elevation giving access to the garden. Continuation of wood effect laminate flooring.

First Floor Landing

Staircase rising to the second floor. Smooth plastered ceiling. Smoke detector. White panelled colonial style doors to bedrooms and bathroom.

Bedroom Two

A beautifully presented second double bedroom. UPVC double glazed bay window to the front elevation. Wall to wall, floor to ceiling fitted wardrobes with sliding doors providing excellent storage facilities. Radiator. Smooth plastered ceiling. Picture rail.

Bedroom Three

A light and spacious third double bedroom. UPVC double glazed window to the rear elevation with aspect to the garden. Smooth plastered ceiling. Picture rail. Radiator. In-built storage cupboard.

Bedroom Four

UPVC double glazed window to the front elevation. Smooth plastered ceiling. Radiator.

Family Bathroom

A three piece suite in white comprising: Curved panelled bath with shower over, pedestal wash hand basin and close coupled WC. Double glazed window to the rear elevation. Walls are fully tiled. Tiled flooring. Heated towel radiator.

Second Floor Landing

Staircase rising to the third floor. Spotlight lighting in the ceiling. White panelled colonial style door to:

Bedroom One

A light and spacious principle bedroom. Smooth plastered ceiling. Spotlights to the ceiling. Double glazed window to the rear elevation. Two skylight windows to the front elevation. Fitted wall to wall, floor to ceiling wardrobes with mirrored sliding doors. Fitted shelving providing additional storage and housing gas central heating boiler. Doors to undereaves storage. Radiator. Door to:

Ensuite Shower Room

A modern three piece suite in white comprising: fitted shower cubicle with glass door and mains pressure shower, pedestal wash hand basin and WC. Double glazed window. Walls are tiled. Heated towel radiator. Tiled flooring. Smooth plastered ceiling. Spotlights to the ceiling. Extractor.

Outside Front

To the front of the property is an enclosed garden with dwarf brick walling and wrought iron pedestrian gate providing access. Feature tiled path. Mature shrubs and bush.

Outside Rear

To the rear of the property is a low maintenance, enclosed paved garden. The garden is enclosed by brick walling and timber fencing, offering a great level of privacy.

Outside Cloakroom

A two piece suite in white comprising: WC and wash hand basin.

Outbuilding

A really useful insulated outbuilding with power and lighting. Offering a great space for home working, a play room or studio. Entered through double glazed french doors. There is an additional side passage storage area, perfect for bike storage and gardening items. Secure remote-controlled roller garage doors for both external entrances. Note: the garage could also be converted back for car use if preferred.

Additional Information

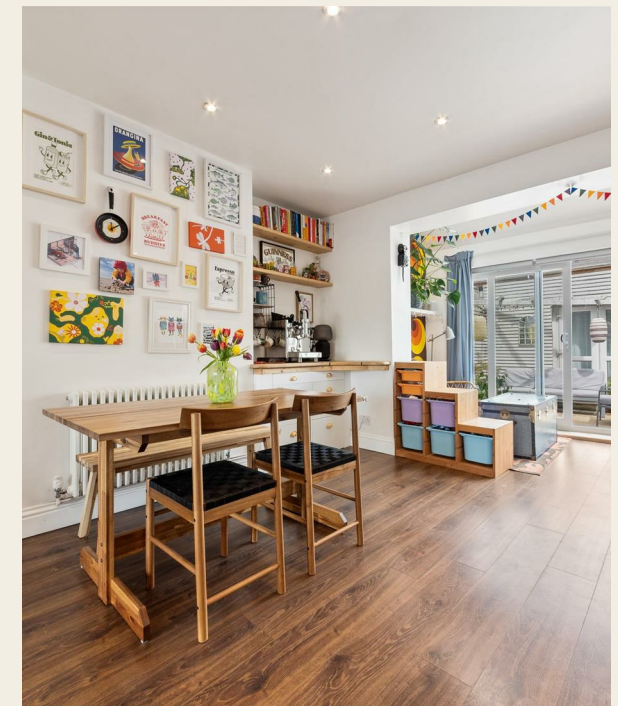
Council Tax Band

EPC Rating

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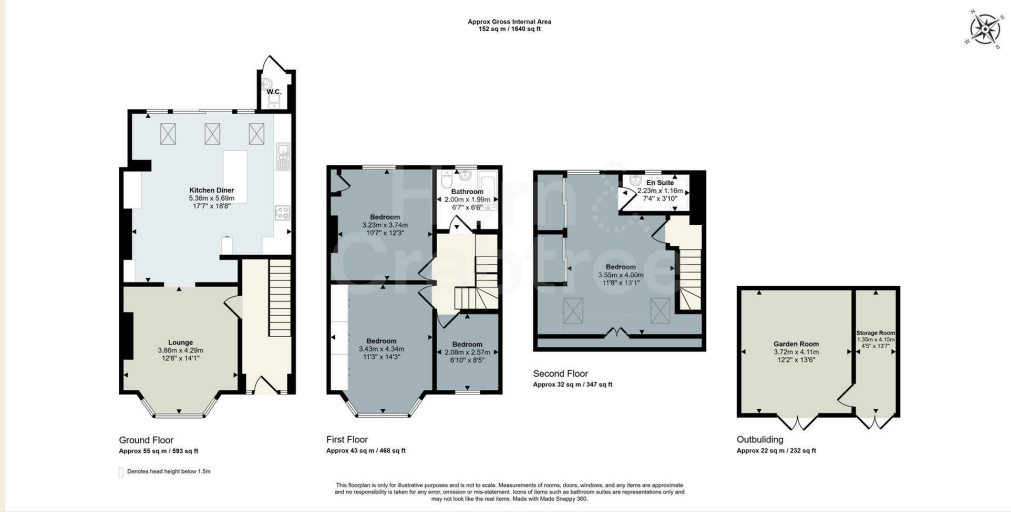
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Good old-fashioned service with a modern way of thinking.



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		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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