

Pontcanna Street

CARDIFF, CF11 9HQ

OFFERS OVER £525,000

**Hern &
Crabtree**



Pontcanna Street

Set within one of Pontcanna's most established and sought after streets, this traditional bay fronted home presents a well balanced & spacious property, that combines retained character with a clean, neutral finish, ready for immediate occupation while still offering scope for gentle refinement over time.

The internal layout has a natural rhythm, with the principal reception spaces flowing through the ground floor to create a series of connected yet distinct areas, well suited to both everyday living and entertaining. Period detailing adds warmth and identity, while the overall presentation allows a buyer to adapt the interiors to their own taste without urgency.

To the rear, the kitchen and dining spaces provide a practical and sociable settings, with direct access to the attractive sunny garden, creating an easy link between inside and out. The accommodation above is arranged over three floors, offering flexibility for family life, working from home or guest use, with the upper level providing a more private and self contained feel.

Pontcanna remains one of Cardiff's most desirable locations, known for its independent cafés, restaurants and bakeries along Pontcanna Street and Cathedral Road. Llandaff Fields and Bute Park are both within easy reach, offering expansive green space along the River Taff. The city centre is accessible on foot, while well regarded schools and transport links further support the area's enduring appeal.

Offered with no onward chain, this is a home that sits comfortably within its surroundings and offers both immediate enjoyment and long term potential.



Approx 1740.00 sq ft

Reception hall

Entered via a traditional wooden door with glazed and etched glass panels, with a window above allowing natural light into the space. The hallway features period tiled flooring, coved cornicing, a radiator, and stairs rising to the first floor. An understairs alcove provides useful storage along with meter cupboards.

Living area

A single glazed wooden bay window to the front elevation. Period cornicing and picture rail. A cast iron wood burning stove is set within the chimney breast with a slate hearth. Radiator and built-in media storage within the alcove.

Sitting area

Open to the living area via a squared archway. Fitted shelving and storage within the alcoves. Picture rail and coved ceiling. Radiator. A glazed door with window over, leads through to the lean to utility.

Utility / Lean-To

Single glazed wooden windows and door to the rear garden with a polycarbonate roof. Belfast sink with hot and cold taps. Part tiled flooring and outside light.

Dining Room

Single glazed wooden windows to the side and rear. Bamboo wood flooring. Radiator. Door leading into the kitchen.

Kitchen/ breakfast room

Single glazed wooden window to the rear with a double glazed PVC door and matching window leading out to the garden. Fitted with a range of wall and base units with work surfaces over. One and a half bowl sink with mixer tap. Integrated oven, four ring gas hob with stainless steel splashback and cooker hood. Space and plumbing for washing machine, integrated dishwasher, fridge and freezer. Breakfast bar area. Wood parquet flooring, tiled splashbacks and wine rack.

First Floor Landing

Traditional wooden handrail and spindles. Access to all first floor rooms with additional alcove storage and stair continuation to the second floor.

Bedroom One

Single glazed wooden bay window to the front. Period cornicing and picture rail. Radiator.

Bedroom Two

Single glazed wooden window to the rear. Picture rail and radiator.

Bedroom Three

Single glazed wooden windows to the side and rear. Radiator. Airing cupboard housing a Worcester gas combination boiler. Loft access hatch.

Family Bathroom

Obscure glazed window to the side. Bath with shower over and glass screen. WC and wash hand basin set within a vanity unit. Part tiled walls, vinyl flooring, heated towel rail, extractor fan and illuminated mirror.

Second Floor Landing

Small landing area leading directly into the loft bedroom.

Bedroom Four

Double glazed wooden windows to the front and rear providing dual aspect light. Radiator and spotlights. Built-in storage. Some restricted head height within the front apex.

En Suite

Double glazed wooden window to the rear. Shower enclosure with electric shower, WC and wash hand basin. Tiled flooring and walls with extractor fan.

Rear Garden

A landscaped rear garden with patio seating areas, exposed stone wall and privacy fencing. Raised flower beds stocked with mature shrubs. A further patio and artificial lawn area sit to the rear with side gate access to a rear lane. Outside tap and lighting.

Additional Information

Freehold. Council Tax Band G (Cardiff). EPC rating D.

Disclaimer

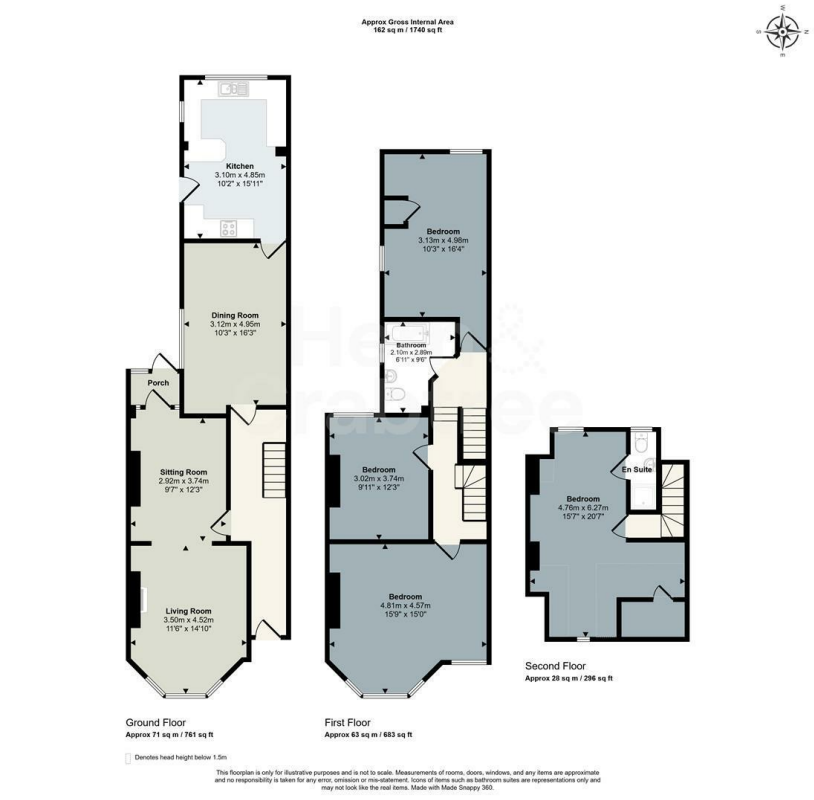
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Council Tax Band: G

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	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		
		75
	55	
England & Wales		
EU Directive 2002/91/EC		



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