

Egham Street

PONTCANNA, CARDIFF, CF5 1FQ

GUIDE PRICE £500,000

Hern &
Crabtree



Egham Street

Well located next to Thompsons Park on a quiet cul-de-sac, Egham Street presents a beautifully presented mid-terrace family home that is sure to impress. This delightful property spans three storeys, offering ample space for comfortable living. With two inviting reception rooms - including an open plan lounge/ dining room & a stunning open plan kitchen/ dining room - there is plenty of room for family gatherings or entertaining guests.

The home boasts three well-proportioned double bedrooms, providing a peaceful retreat for all family members. There is a useful guest bedroom en suite shower room, an en suite cloakroom to the top floor bedroom and a stylish four piece bathroom.

One of the standout features of this property is its proximity to Thompsons Park, a lovely green space perfect for leisurely strolls, picnics, or enjoying outdoor activities with family and friends.

This residence is ideal for those seeking a blend of modern living and traditional charm in a vibrant community. With its attractive presentation and excellent location, this home is a wonderful opportunity for families or individuals looking to settle in a desirable area. Don't miss the chance to make this lovely house your new home.



1319.00 sq ft

Entrance

The property is entered through a traditional style front door with decorative glazed window to the entrance hall area, which opens into:

Open plan lounge/ dining room

A beautifully presented, light and spacious room, perfect for families. Stand out features include oak flooring and a feature fireplace with bio fuel stove. Alcoves with fitted shelving. Double glazed box bay windows to the front elevation with fitted plantation shutters. A biofuel stove adds both warmth and character to the space. Ornate coving to the ceiling. Smooth plastered ceiling. Spotlights to the ceiling. Two radiators. Wired for wall light. Double glazed window to the rear elevation. Access to the cellar. Staircase rising to the first floor with newel posts and spindles. Access to:

Kitchen/ dining room

A stunning and recently refurbished family-style open-plan kitchen/dining room. Well designed with a wide range of matching wall and base units, including multiple drawer units and pantry-style wall cupboards offering excellent storage facilities. Complementary work surfaces and splashbacks. Plumbing and space for a washing machine and tumble dryer, along with space for a fridge freezer. Integrated eye-level double oven and grill, and an induction hob with a chimney-style extractor fan above. One and a half bowl ceramic sink drainer unit with mixer tap. Double glazed window to the side elevation. Feature bi-folding doors to the rear elevation provide access to the lovely enclosed garden. Ample space for a good-sized dining table and chairs. A feature skylight window over the dining area brings in additional light, especially in the evening. Spotlights to the ceiling and wired for wall lights.

First floor landing

Bedroom one

A beautifully presented master bedroom. Double glazed box bay window to the front elevation and an additional double glazed window to the front elevation, all fitted with plantation shutters. Radiator. Feature flooring.

Bedroom two

A well presented, second double bedroom with double glazed window to the rear elevation with aspect to the garden. Feature flooring. Radiator. Smooth plastered ceiling. Door to:

En suite

A useful guest en suite shower room. Featuring a three piece suite comprising: built in shower cubicle with mains pressure shower and folding door, wash hand basin and WC. Radiator. Double glazed window to the rear elevation.

Family bathroom

A stunning modern family bathroom, well designed and offering a four piece suite in white comprising: free standing bath tub with central mixer taps, fitted shower cubicle with mains pressure, rainwater shower, wash hand basin set into vanity unit with contemporary style sink and mixer tap and close coupled WC. Double glazed window to the rear elevation. Ornate style flooring. Heated towel radiator.

Second floor landing

Bedroom three

A light and spacious double bedroom. Large double glazed picture window to the rear elevation with superb views and a large skylight window. Smooth plastered ceiling. Spotlights to the ceiling. Wired for wall lights. Feature flooring. Contemporary style vertical radiator. Under eaves storage cupboards. Door to:

En suite cloakroom

A contemporary style two piece suite comprising: wash hand basin set into vanity unit with WC with hidden cistern. Walls are tiled. Feature flooring. Heated towel radiator. Skylight window. Extractor.

Outside front

To the front of the property is an enclosed fore court garden with pedestrian gate providing access to the property.

Outside rear

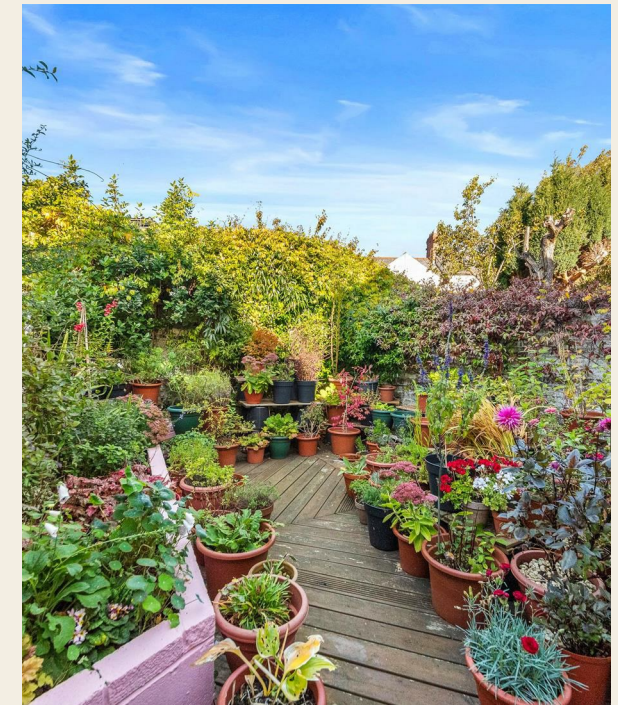
A well maintained and enclosed garden. Mainly laid out decking with raised flower beds. Outside lighting. Outside power points.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating C.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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

