

# Wyndham Crescent

PONTCANNA, CARDIFF, CF11 9EG

**GUIDE PRICE £300,000**

**Hern &  
Crabtree**



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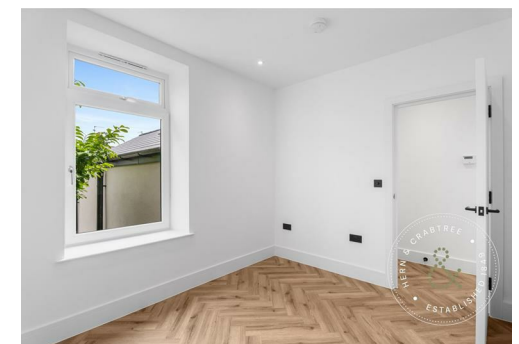
This beautifully refurbished two bedroom maisonette offers stylish accommodation arranged over two floors set within an attractive period building on Wyndham Crescent.

The first floor is centred around a generous open plan kitchen, dining and living room where three large windows to the front bring in plenty of natural light. Herringbone flooring runs throughout and the kitchen has been fitted with integrated appliances, marble effect worktops and a range of wall and base units that sit comfortably within the space rather than dominate it. A double bedroom overlooking the rear completes this floor.

Upstairs, the principal bedroom benefits from a partially vaulted ceiling with a dressing room or study and excellent additional storage including a spacious boiler room. The bathroom has been finished with pink glazed tiling, brushed brass fittings, an illuminated recessed shelf and a bath with rainfall shower over, giving it a distinctive look.

The renovation has been carried out with consistency throughout, with considered finishes, simple detailing and a layout that makes good use of every part of the property. It is a home that feels practical as much as it does stylish.

To the rear is a secure bike storage area with covered cycle parking and additional storage, accessed via the side passage. With Pontcanna's independent cafés, parks and city centre all within easy reach, the location is every bit as appealing as the accommodation itself.



774.00 sq ft

#### Entrance Hall

PVC entrance door with obscure glazed panels and obscure glazed window above leading into the communal entrance. Herringbone parquet style flooring, spotlighting, radiator and staircase rising to the first floor landing.

#### First Floor Landing

Wood panelled entrance door opening into the apartment. Hallway with herringbone parquet style flooring, spotlighting and useful understairs storage cupboard providing ideal cloakroom or additional storage space. Staircase rising to the second floor.

#### Kitchen, Dining and Living Area

Three double glazed windows to the front elevation providing excellent natural light. Spacious open plan reception space with herringbone parquet style flooring, spotlights and ceiling light points, two Milano radiators and fitted skirting boards. The kitchen is appointed with marble effect composite work surfaces incorporating an inset sink, induction hob, integrated oven, washing machine, fridge and freezer together with a range of wall and base units offering generous storage. Integrated AEG appliances with a two year warranty. USB sockets, media connections, landline point and full fibre broadband complete this versatile entertaining space.

#### Bedroom Two

Double glazed window to the rear elevation. Herringbone parquet style flooring, Milano radiator and spotlighting.

#### Second Floor Landing

Double glazed window to the side elevation. Partially coved ceiling, spotlights and painted balustrade with access to all first floor accommodation.

#### Bedroom One

Double glazed window to the rear elevation. Spacious bedroom with partially sloping ceiling, radiator and spotlighting. Door opening into a generous boiler room which also provides valuable additional storage space with access to further loft style storage space. Open archway leading into the dressing room/study.

#### Dressing Room/Study

Partially sloping ceiling with spot lighting and power sockets, creating an ideal home office or reading space.

#### Bathroom

Double glazed obscure window to the rear elevation. Beautifully fitted with a panelled bath incorporating rainfall shower and glazed screen, wash hand basin with slate effect drawer unit beneath, WC and tiled flooring. Feature blush toned wall tiling surrounds the bath together with brushed brass effect fittings, illuminated recessed alcove, and illuminated wall mirror with selectable lighting options.

#### Rear Exterior and Bike Storage

The property benefits from secure rear access via a side passage leading to a dedicated bike storage area with covered cycle racks, timber screening and paved flooring. Additional external storage units and enclosed fencing provide a practical and well maintained communal environment.

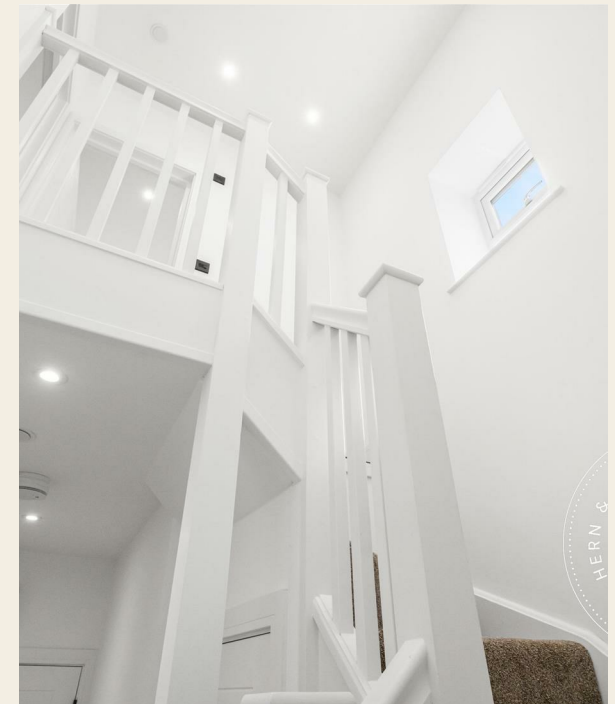
#### Additional Information

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

#### Disclaimer

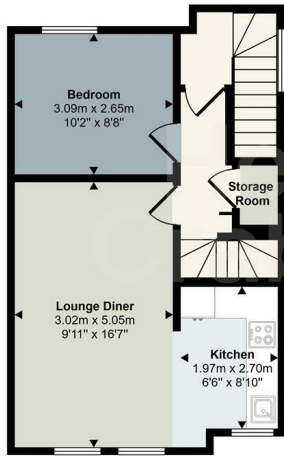
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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

Approx Gross Internal Area  
72 sq m / 774 sq ft



First Floor  
Approx 40 sq m / 432 sq ft



Second Floor  
Approx 32 sq m / 342 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 78      | 78                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



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