

# Preswylfa Street

CANTON, CF5 1FS

OFFERS OVER £425,000

Hern & Crabtree



HERN & CRABTREE  
ESTABLISHED 1849

# Preswylfa Street

A beautiful bay fronted family home situated in a lovely cul de sac, next to Thompsons park. Perfectly situated between Pontcanna & Canton, this is an ideal location for those looking for easy access to an array of amenities.

The property has been greatly improved by the current owners and viewings of the property come highly recommended to appreciate!

This lovely home offers a stylish open plan kitchen/ dining room - perfect for families and entertaining, the open plan layout downstairs provides versatility & really maximises the available space, which is hugely complimented by the decoration.

There is a useful second first floor cloakroom and the bathroom has been sympathetically renovated offering a wonderful contrast of modern convenience with old school charm!

The three bedrooms are all beautifully presented and are lovely and light.

Low maintenance front & rear gardens complete the home and provide a great space for relaxing, with the park only a hop, skip and a jump away - providing a wonderful facility for families & dog walkers.

To arrange your viewing of this fantastic home, please contact the Pontcanna Branch today!



# 1094.00 sq ft

## Reception hall

The property is entered through composite panelled front door to the reception hall with glazed inserts and window above offering light. Feature herringbone style flooring. Smooth plastered ceiling. Coving to the ceiling.

## Lounge

A beautifully presented, light reception room. Double glazed box bay window to the front elevation offering aspect to the cul de sac. Smooth plastered ceiling. Ornate coving to the ceiling. Feature fireplace with living flame gas fire, surround and hearth. Feature herringbone style flooring. Alcoves with shelving. Squared off arch, gives access to:

## Family room/ Dining room

A useful second reception area with feature herringbone style flooring. Smooth plastered ceiling. Coving to the ceiling. Staircase rising to the first floor with newel posts and spindles. Built in understairs storage cupboards. Feature stained glass window to the rear elevation. Access to:

## Kitchen/ dining room

A stylish, contemporary open plan kitchen/ diner - well designed to provide an ideal space for families and for entertaining.

The kitchen offers a generous amount of wall and base units with cupboard and drawers providing excellent storage facilities with stone coloured doors, brass effect handles and complementary marble effect work surfaces over. Glass display cabinets. Large pantry style cupboard. Fitted wine rack. Space for cooker with chimney style extractor fan above. Space ideal for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Sink drainer unit with mixer tap above. Cupboard housing gas central heating boiler. Smooth plastered ceiling. Three ceiling light points. Spotlights to the ceiling. Skylight windows. Double glazed double opening french doors to the rear elevation. An additional double glazed door to the rear elevation giving access to the garden. Feature flooring. Space for table and chairs.

## Landing

A split level landing. Access to the loft space with hatch and pull down ladder. Smooth plastered ceiling.

## Bedroom one

A beautifully presented, light and spacious principle bedroom. Two double glazed windows to the front elevation with aspect to the cul de sac. Smooth plastered ceiling. Radiator. Ceiling light point.

## Bedroom two

A beautifully presented second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Smooth plastered ceiling. Traditional style radiator.

## Bedroom three

Double glazed window. Exposed wooden floorboards. Smooth plastered ceiling. Radiator.

## Cloakroom

A useful ground floor cloakroom offering a two piece suite in white comprising: low level WC and wall hung wash hand basin with tiled splashback. Smooth plastered ceiling. Feature flooring.

## Bathroom

A stylish family bathroom featuring a four piece suite comprising: panelled bath, wash hand basin, walk in shower cubicle with crittal style screen and mains pressure rainwater shower head and low level WC. Walls are part tiled. Feature flooring. Heated towel radiator. Two ceiling light points. Spotlights to the ceiling. Double glazed obscure window.

## Outside front

To the front of the property is an enclosed garden area with low level walling. Attractive tiled entrance path leading to the front of the property.

## Outside rear

To the rear of the property is a low maintenance, enclosed garden which is mainly paved. The garden is enclosed by timber fencing. Outside lighting.

## Additional Information

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

## 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.



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