

Springfield Place

CARDIFF, CF11 9NY

GUIDE PRICE £325,000

**Hern &
Crabtree**



Springfield Place

A beautifully presented two-bedroom period home tucked away on Springfield Place.

The real heart of the property is the impressive open-plan lounge and dining room, creating a bright and sociable living space with attractive wood flooring, a character exposed-brick fireplace and plenty of room for both comfortable seating and a full dining table. To the rear, the separate kitchen is fitted with a range of wood-fronted units and provides direct access through French doors to the garden.

Upstairs are two well-proportioned double bedrooms, with the larger bedroom benefiting from an excellent range of fitted wardrobes. The spacious bathroom is another real feature of the home, offering both a panelled bath and separate shower enclosure, alongside a wash basin and WC.

Outside, the property enjoys a private, low-maintenance rear garden, predominantly laid to patio and enclosed by fencing and mature planting, creating a lovely space for outdoor seating and entertaining.

The property is well placed for the amenities of Canton and Pontcanna, with a fantastic selection of independent shops, cafés, bars and restaurants nearby, along with excellent access to local parks and Cardiff city centre.



Approx 834.00 sq ft

Council Tax Band: D

Entrance

Entered via the front door directly into the main living accommodation, with wood flooring continuing through the space and stairs rising to the first floor.

Lounge / Diner

A fantastic open-plan living and dining space forming the heart of the home. Bright and generously proportioned, with a large front window providing plenty of natural light. The lounge area features an attractive exposed brick fireplace, built-in shelving and storage, while the dining area comfortably accommodates a family-sized table and chairs. Wood flooring runs throughout, with recessed spotlighting and access through to the kitchen at the rear.

Kitchen

Positioned to the rear of the property and fitted with a range of wood-fronted wall and base units complemented by dark work surfaces. There is a stainless steel sink beneath the side window, integrated cooking facilities with gas hob and extractor above, along with space and plumbing for additional appliances. French doors open directly onto the rear garden.

First Floor Landing

A bright landing providing access to both bedrooms and the family bathroom, with a traditional-style balustrade and access to the loft.

Bedroom One

A spacious double bedroom with two windows providing plenty of natural light. A particularly useful feature is the extensive range of fitted wardrobes spanning one wall, providing excellent storage while leaving ample room for additional bedroom furniture.

Bedroom Two

A further well-proportioned double bedroom, attractively presented with a window to the rear and plenty of space for a double bed, freestanding storage and a desk or dressing area.

Bathroom

An unusually spacious family bathroom fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Finished

with tiled splashbacks and flooring, a heated towel rail and two obscured windows providing natural light and ventilation.

Rear Garden

A private and low-maintenance rear garden predominantly laid to patio, providing an excellent space for outdoor dining and entertaining. The garden is enclosed by fencing and walls, with raised brick borders containing an established selection of mature shrubs and planting.

Additional Information

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		63
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

