Springfield Place

PONTCANNA, 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.

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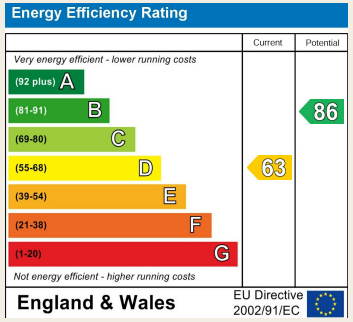

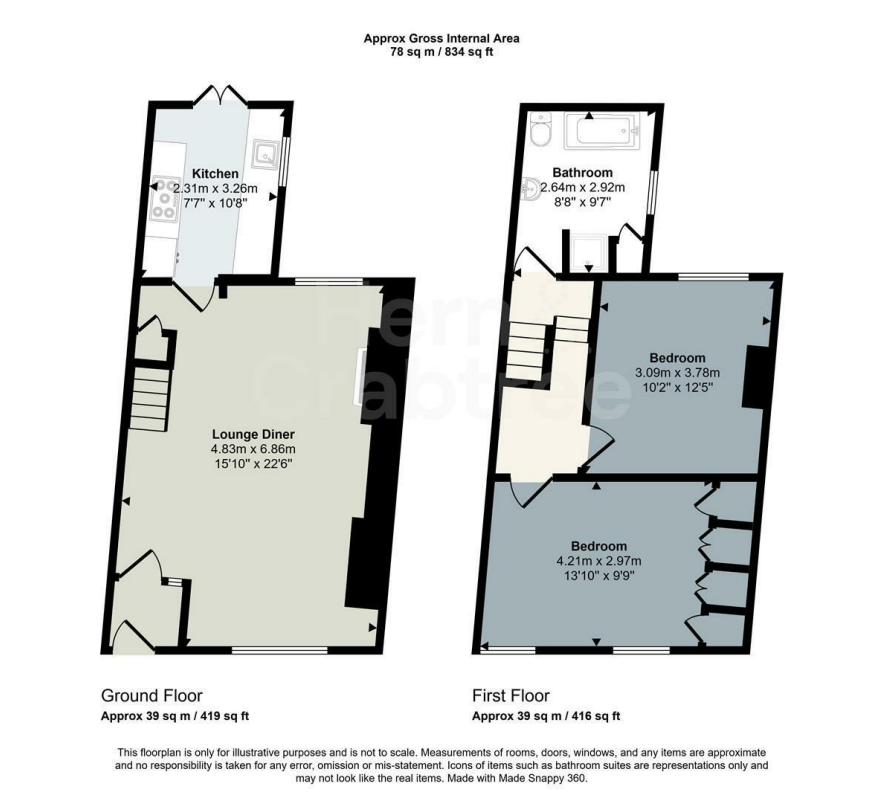

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