

Gileston Road

| Pontcanna | Cardiff | CF11 9JS



# GILESTON ROAD

Guide Price £475,000



## Bathroom

A three piece suite comprising: panelled bath, wash hand basin and WC. Walls are part tiled. Window to the side elevation. Radiator.

## Outside front

To the front of the property is a low maintenance garden.

## Outside rear

To the rear of the property is a good size garden which is laid mainly to lawn. Well planted borders. Pathway leads to the rear of the garden and provides access to the detached garage.

A highly desirable residential road in the sought-after area of Pontcanna, Cardiff. This delightful bay fronted family home is offered to the market with no onward chain and offers an array of features throughout.

To the front of the property, you will find a porch. The entrance hall provides access to all of the ground floor living areas and provides a warm welcome into the home. To the left of the hall is a spacious lounge with large bay window allowing plenty of natural light to flood in. Next is a generous family room providing useful additional family living space. Adjacent to this room is a formal dining area which is ideal for entertaining guests. Moving through, you will find a kitchen overlooking the rear garden.

On the first floor, there are four well-proportioned bedrooms, two of which overlook the garden. The family bathroom comprises of WC, wash hand basin and bath tub with shower attachment over.

Externally, there is a generous garden with patio area which is perfect for al fresco dining during those warmer months. To the rear of the plot is a garage which provides off-street parking or additional storage space.

Pontcanna is an established and popular area in Cardiff and has become one of the most desirable places to live due to its convenient location close to shops, restaurants, parks and other amenities. It also benefits from excellent road and transport links making it ideal for commuters.

This lovely family home has so much to offer and must be viewed to fully appreciate all that it has to offer. Contact us now to arrange your viewing appointment!

## Porch

Glass panelled front door to the Porch. Walls are part tiled. Tiled flooring. Glass panelled door to:

## Hall

Radiator. Original coving to the ceiling. Telephone point. Staircase rising to the first floor with newel posts and spindles. Understairs storage cupboard. Dado rail. Door to:

## Lounge

14'2" into bay x 12' into alcove

A light principle reception room with bay window to the front elevation. Radiator. Wall mounted fireplace with coal effect gas fire. Power points. Coving to the ceiling.

## Family room

11'6" x 10'2" into alcove

A useful second reception room with door giving access to the lean to. Coving to the ceiling. Radiator. Power points.

## Dining room

15'11" max x 10'11" max

A light and spacious reception room with window to the side elevation. Access to the kitchen. Dado rail. Coving to the ceiling. Radiator. Power points. Fireplace.

## Kitchen

11' x 6'9"

Two windows to the rear elevation with aspect to the garden. Door to the side elevation giving access to the garden. Range of matching cupboards and drawers offering storage facilities with wood grain effect trim. Space for cooker with gas and electric points. Plumbing for washing machine. Space for fridge and freezer. Wall mounted gas central heating boiler. Walls are part tiled. Radiator.

## Landing

A split level landing. Loft

access. Cupboard with hanging rail.

## Bedroom one

16'2" x 11'2"

Two windows to the front elevation. Radiator. Power points. Coving to the ceiling. Feature fireplace.

## Bedroom two

11'5" x 9'2"

A second double bedroom. Window to the rear elevation. Radiator. Built in wardrobe and storage cupboards.

## Bedroom three

10'10" x 8'7"

A spacious room which gives access to the fourth bedroom. Window to the side elevation. Fitted shower cubicle with electric shower. Door to airing cupboard.

## Bedroom four

10'11" x 7'6"

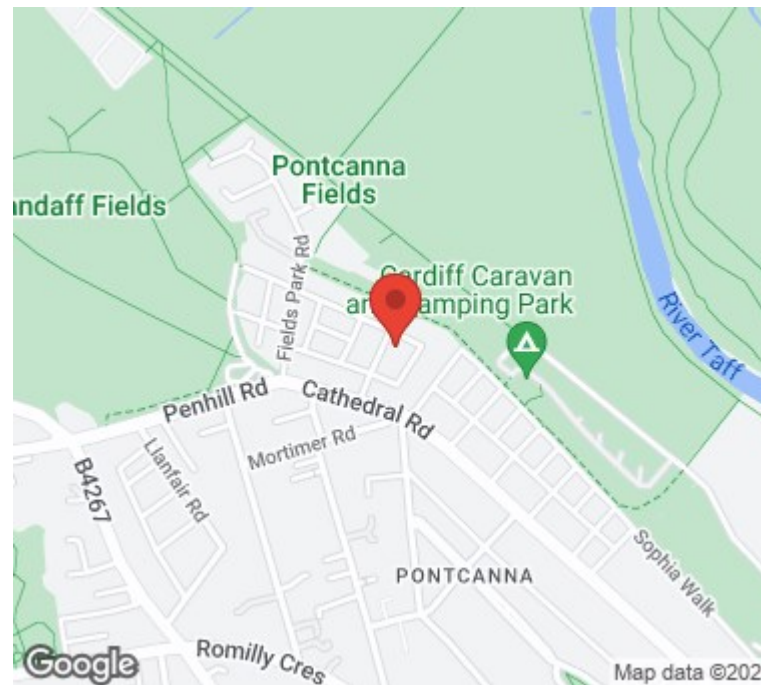
Window to the rear elevation with aspect to the garden. Radiator. Loft access points.





Call Hern & Crabtree to arrange a viewing on 02920 228135





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		
England & Wales		EU Directive 2002/91/EC



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**Hern & Crabtree**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.