

Atlas Place

CARDIFF, CF5 1PG

£475,000

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Atlas Place

A beautifully presented four bedroom Victorian semi detached.

The house opens into a welcoming entrance hall with patterned tiled flooring and a traditional staircase. To the front is a bright bay fronted lounge with a working fireplace, while a separate dining room to the rear features exposed brickwork and a fireplace with tiled hearth. The kitchen and breakfast room has been thoughtfully designed with quartz work surfaces, a central island, skylights and French doors opening onto the garden, creating a sociable space well suited to everyday living and entertaining. Underfloor heating runs through both the kitchen and bathroom.

The first floor offers three bedrooms alongside a spacious family bathroom with twin basins, a freestanding bath and walk in shower. A converted loft room provides a versatile fourth bedroom or workspace with roof windows and exposed brickwork adding further character.

Outside, the rear garden has been landscaped with paved pathways, raised planting beds and a decked seating area, together with side access and useful garden storage.

Atlas Place is ideally positioned within walking distance of Pontcanna's well regarded cafés, parks and independent shops, as well as Cardiff city centre and excellent transport links.



Approx 1685.00 sq ft

Council Tax Band: E

Front

Front forecourt garden. Low rise brick wall. Storm porch with tiled sidings and floor.

Entrance Hall

Enter via a double glazed composite door to the front elevation with window over. Tiled flooring. Stairs rise up to the first floor.

Living Room

Double glazed bay sash window to the front elevation. Coved ceiling. Ceiling rose. Picture rail. Cast iron feature fireplace. Vertical radiator.

Sitting Room

Double glazed window to the rear elevation. Chimney breast with exposed brickwork. Vertical radiator.

Kitchen/Dining Room

Double glazed bay window to the side elevation. Double glazed French doors to the rear garden. Wall and base units with quartz worktops over. One bowl sink inset within worktop. Space for Range style gas cooker with quartz splashback and cooker hood over. Integrated dishwasher. Space for American style fridge freezer. Island with storage and space for seating. Exposed brickwork. Tiled flooring. Underfloor heating. Understairs storage cupboard.

Utility

Double glazed skylight window. Plumbing for washing machine. Space for further appliance.

Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Split level landing. Stairs rise up to the second floor. Understairs storage cupboard.

Bedroom One

Double glazed bay and a half sash window to the front elevation. Coved ceiling. Vertical radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Cast iron feature fireplace. Radiator.

Bathroom

Obscured double glazed window to the side elevation. W/C. Twin wash hand basin with vanity unit. Double walk-in shower with fitted shower and rainfall shower head. Freestanding roll top claw feet bathtub. Part tiled walls. Tiled flooring. Feature cast iron fireplace. Heated towel rail. Fitted shelving. Fitted storage unit with concealed gas combination boiler.

Second Floor Landing

Stairs rise up from the first floor landing. Dog-leg staircase. Wooden handrail and spindles. Double glazed skylight window. Door leading to:

Bedroom Four

Two double glazed skylight windows. Chimney breast with exposed brickwork. Radiator. Storage into eaves.

Garden

Enclosed rear garden. Paved patio. Raised timber decked seating area. Grass lawn. Pedestrian gate leading to the front aspect. Two timber frame storage sheds. Outside lights. Cold water tap.

Additional Information

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

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



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