

# Cae Syr Dafydd

CARDIFF, CF11 9QG

GUIDE PRICE £450,000

**Hern &  
Crabtree**



# Cae Syr Dafydd

Charming three bedroom detached home with garage and off road parking in a peaceful Pontcanna cul-de-sac.

A bright entrance hall sets the tone for the accommodation beyond, with a convenient cloakroom and useful understairs storage. The main living room sits to the front of the house and enjoys a lovely sense of space, enhanced by a large window and a feature brick fireplace which provides a natural focal point. Sliding doors lead through to the dining room, which overlooks the rear garden and creates an easy, flowing connection between the two living spaces. The kitchen is positioned to the rear with direct side access to the exterior, making it particularly convenient for everyday living.

Upstairs, the landing leads to three well proportioned bedrooms, including two comfortable doubles with fitted wardrobes. The bathroom is fitted with a walk in shower and completes the first floor accommodation.

A private driveway providing off road parking, along with access to the garage and a neatly kept front garden. To the rear, the garden is a real feature of the home, offering a sense of privacy and calm with its combination of patio seating areas, lawn and mature planting. A raised seating spot towards the rear provides a lovely place to enjoy the garden.

Perfectly positioned just moments from Pontcanna's vibrant cafés, acclaimed eateries, boutique shops and glorious parkland, this three-bedroom home is a rare find in one of Cardiff's most sought-after neighbourhoods.



# 861.00 sq ft

## Front

Front forecourt garden. Driveway providing off road parking. Access to the single garage.

## Entrance Hall

Enter via a glazed wooden door. Double glazed window to the side. Coved ceiling. Stairs rise up to the first floor. Understairs storage cupboard. Radiator.

## Cloakroom

Obscure double glazed window to the rear elevation. WC and wash hand basin. Tiled flooring. Radiator.

## Living Room

Double glazed window to the front elevation. Coved ceiling. Feature brick fireplace with timber mantel and stone hearth. Radiator. Sliding doors to the dining room.

## Dining Room

Double glazed window to the rear elevation. Coved ceiling. Dado rail. Wooden laminate flooring. Radiator. Sliding doors to the living room.

## Kitchen

Obscure glazed wooden door to the rear garden. Double glazed window to the rear elevation. Coved ceiling. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Space for gas cooker with tiled splashback and cooker hood over. Plumbing for washing machine. Space for dishwasher. Space for base fridge freezer. Gas combination boiler. Vinyl flooring. Radiator.

## Landing

Stairs rise up from the entrance hall. Wooden handrail. Wooden bannister. Double glazed window to the side elevation. Coved ceiling. Loft access hatch. Fitted linen cupboard with concealed hot water tank.

## Bedroom One

Double glazed window to the front elevation. Coved ceiling. Built in wardrobes. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Built in wardrobe. Radiator.

## Bedroom Three

Double glazed window to the front elevation. Coved ceiling. Fitted wardrobe. Radiator.

## Shower Room

Obscure double glazed window to the rear elevation. Coved ceiling. WC and wash hand basin. Double shower tray with electric shower and glass splashback screen. Tiled walls. Vinyl flooring. Radiator.

## Garden

Enclosed rear garden. Paved patio. Grass lawn. Stepping stone pathway leading to a raised seating terrace. Mature shrubs and trees. Flower borders. Outside light. Cold water tap. Water butt. Rear access to the single garage.

## Additional Information

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

## 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 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



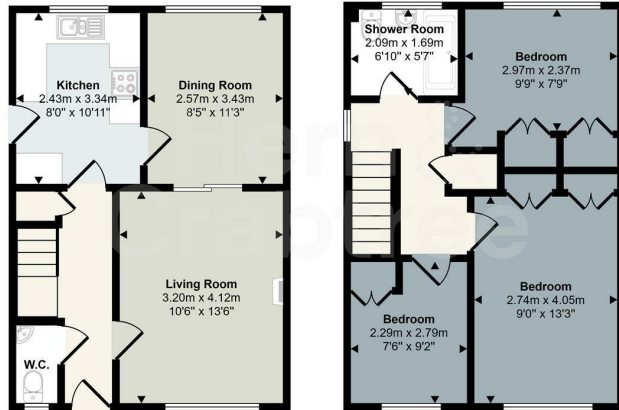
# Good old-fashioned service with a modern way of thinking.



| 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 |         |                         |
|   | 71      | 77                      |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



Approx Gross Internal Area  
80 sq m / 861 sq ft



Ground Floor  
Approx 40 sq m / 428 sq ft

First Floor  
Approx 40 sq m / 433 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

