



Preswylfa Street  
| | Canton | CF5 1FS

LEON

A wonderful opportunity to acquire a beautiful, traditional bay-fronted home situated in a cul-de-sac in this fashionable and sought-after location, surrounded by the many popular parks, eateries, coffee shops, schools, and amenities, all within easy walking distance.

This lovely three bedroom, family home is well presented throughout and features include: working fireplaces, a stunning open plan - contemporary style kitchen, modern first floor bathroom and an enclosed, low maintenance garden.

#### Front

Front courtyard. Stone porch with tiled sidings. Wrought iron gate and low rise brick wall to the front.

#### Hallway

Enter via a double glazed composite door to the front leading to the hallway. Radiator. Stairs lead to the first floor. Ceiling arch detail. Tiled flooring. Under stairs alcove.

#### Living Room/Dining Room 24'2" max x 10'2" max

Open plan living room/dining room. Double glazed wooden sash windows to the front elevation with fitted plantation shutters. Living room/dining room continues with double French doors to the rear elevation with window over. Electric radiator. Engineered Oak Wood flooring. Two cast iron wood burning stoves. Built

in cupboards into the alcoves. Coved ceiling. Picture rail.

#### Kitchen/Breakfast Room 17'10" max x 9'4" max

Double glazed window to the side elevation. Double glazed French doors leading to the garden. Wall and base units with Maia solid surface worktop over. Five ring gas hob with cooker hood over. Integrated oven and grill. Space for fridge freezer. Integrated full length dishwasher. One and a half bowl ceramic sink and drainer with mixer tap. Kickboard heater. Wood grain tiled flooring. Built in storage cupboard with concealed Baxi combination boiler. Laundry room with plumbing for washing machine, vent for tumble dryer and double glazed obscure window to side elevation. Obscure glazed glass blockwork offering

light between kitchen/breakfast room and hallway.

#### Landing

Stairs rise up from the entrance hall. Wooden handrail, spindles and matching bannister. Two loft access hatches to the front and rear lofts. Traditional built in linen cupboard.

**Bedroom One**  
15'1" max x 10'7" max

Two double glazed wooden sash windows to the front elevation. Stripped wooden flooring. Feature radiator.

**Bedroom Two**  
10'6" max x 9'2" max

Double glazed window to the rear. Radiator.

**Bedroom Three**  
8'6" x 8'9"

Double glazed window to the rear. Radiator.

# PRESWYLF STREET

Guide Price £415,000



#### Bathroom

#### 5'11" max x 8'6" max

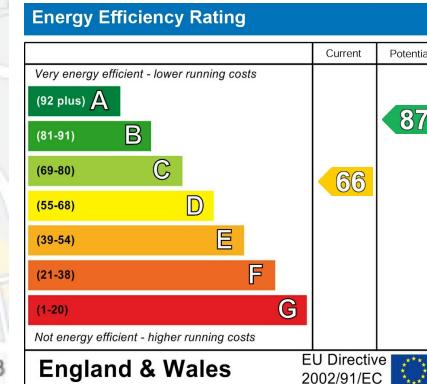
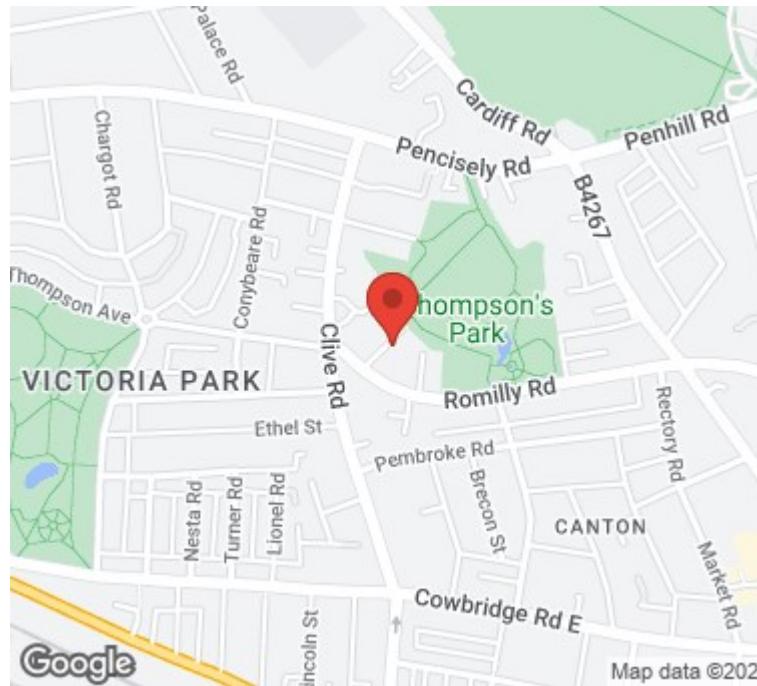
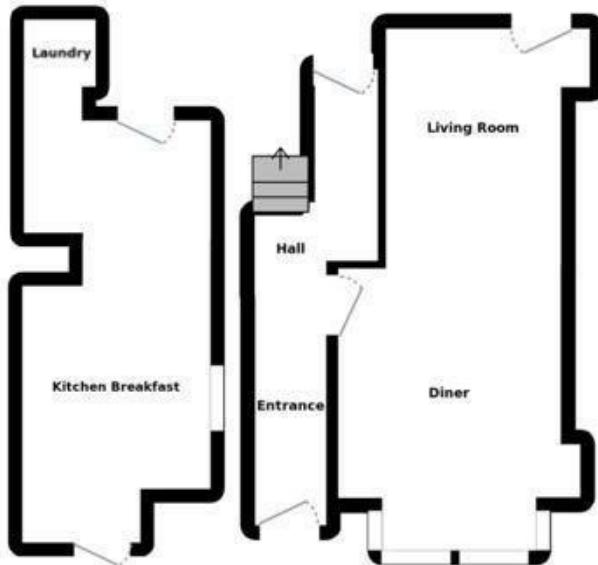
Double glazed obscure window to the side elevation. P-shape bath with plumbed shower over and splashback screen. W/C and wash hand basin and quartz countertop. Base vanity cupboard. Extractor fan. Tiled walls and floor. Heated towel rail. Spotlights.

#### Garden

Enclosed rear garden with paved patio and part decking. Deskside return. Timber frame storage shed. Raised flower borders with mature shrubs.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



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**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.

**Hern & Crabtree**