

Stockland Street

CARDIFF, CF11 7LX

GUIDE PRICE £330,000

**Hern &
Crabtree**



Stockland Street

A stylish and beautifully presented four-bedroom Victorian home.

The ground floor offers an open plan living and sitting room, to the rear, the property opens into a superb kitchen, dining and family room which has undoubtedly become the heart of the house. Fitted with a sleek contemporary kitchen centred around a generous island, this impressive space is flooded with natural light and provides ample room for cooking, dining and everyday family living. French doors open directly onto the rear garden, while a separate utility room keeps the practical elements of daily life tucked neatly away.

The first floor offers three well-proportioned bedrooms, including a particularly spacious principal bedroom spanning the full width of the house, together with a beautifully appointed family bathroom featuring a freestanding bath, walk-in shower and high-quality contemporary fittings. The loft has been expertly converted to provide a superb additional double bedroom, creating an ideal principal suite, guest accommodation or a quiet space for those working from home.

Outside, the rear garden has been designed with ease of maintenance in mind, providing a private setting for enjoying the afternoon sun. Rear lane access further enhances the practicality of the property.

Independent cafés, restaurants, artisan bakeries and local shops are all within easy walking distance, while nearby Pontcanna, Victoria Park and the city centre provide an excellent choice of green spaces, leisure facilities and amenities. Excellent transport links and highly regarded schools only add to the appeal



Approx 1499.00 sq ft

Entrance Hall

Entered via an attractive storm porch into a welcoming hallway with stairs rising to the first floor and access to the principal reception rooms.

Living Room

A superb bay-fronted reception room filled with natural light, featuring high ceilings with decorative coving, stripped wooden flooring and an attractive period fireplace creating a wonderful focal point.

Sitting Room

Open to the living room, providing an excellent second reception space with stripped wooden flooring, period fireplace, built-in shelving and views towards the rear. A versatile room equally suited as a family room, playroom or home office.

Kitchen / Dining / Family Room

A stunning open-plan space extending across the rear of the property, fitted with a contemporary range of sleek matt units complemented by generous worktops and a large central island with breakfast bar seating. Integrated appliances include twin ovens, gas hob with extractor over and dishwasher, together with ample storage throughout. Large format tiled flooring continues through to the dining/family area, offering excellent space for everyday family living and entertaining, with double doors opening directly onto the rear garden.

Utility Room

A useful separate utility providing space and plumbing for laundry appliances together with additional storage.

First Floor Landing

Providing access to three bedrooms and the family bathroom.

Bedroom One

An impressive principal bedroom positioned to the front of the property, enjoying two large windows, fitted storage, stripped wooden flooring and an attractive feature fireplace.

Bedroom Two

A generous double bedroom overlooking the rear with built-in shelving and ample space for bedroom furniture.

Bedroom Three

A comfortable third bedroom with window to the side elevation, stripped wooden flooring and an attractive feature fireplace.

Family Bathroom

Beautifully appointed with a contemporary four-piece suite comprising a freestanding bath with floor-mounted mixer tap, walk-in shower with black-framed screen and rainfall shower, vanity wash hand basin and WC. Finished with stylish tiling and a frosted window providing natural light.

Second Floor

The loft has been expertly converted to create an excellent additional bedroom.

Bedroom Four

A spacious double bedroom with vaulted ceilings, exposed rooflines, Velux roof windows, useful eaves storage.

Rear Garden

A low-maintenance enclosed garden designed for outdoor entertaining, laid predominantly to porcelain-style paving with raised brick planters, mature bamboo screening and gated rear access.

Additional Information

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

Disclaimer

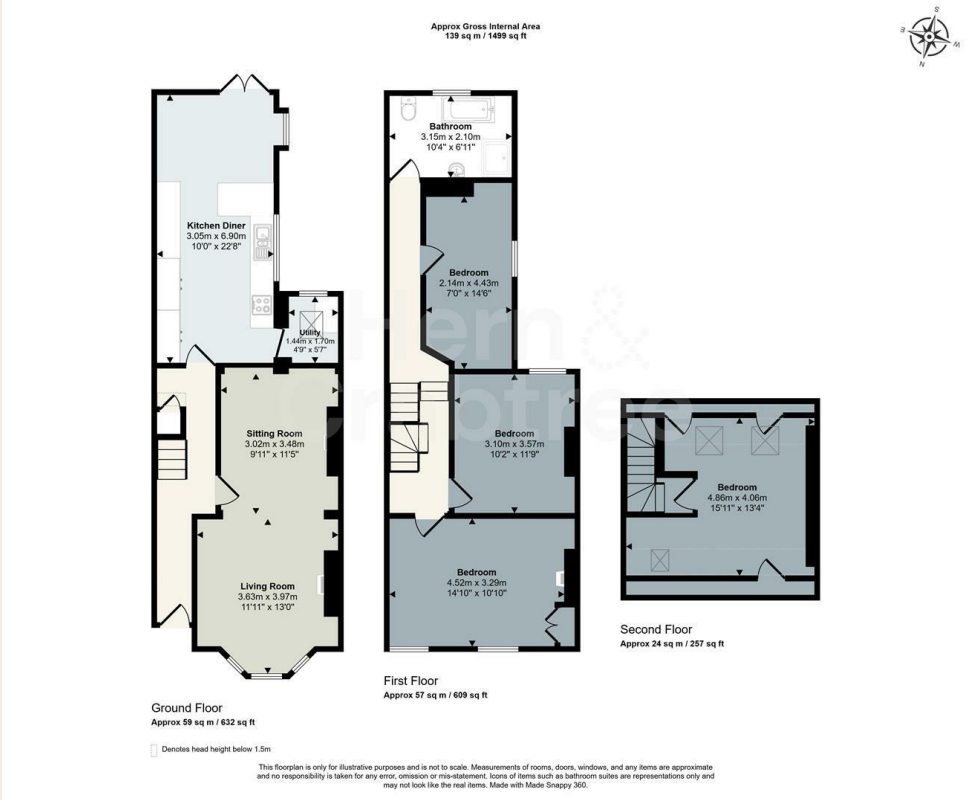
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Council Tax Band: D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	62	72
England & Wales		EU Directive 2002/91/EC



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