

# Pontcanna Place

CARDIFF, CF11 9JY

GUIDE PRICE £350,000

Hern &  
Crabtree



# Pontcanna Place

Tucked away in the leafy heart of Pontcanna, this impeccably presented two-bedroom mid-terrace home combines period charm with a crisp, contemporary finish.

Inside, the home is beautifully bright and welcoming, with a wonderful sense of space enhanced by large windows and a thoughtfully considered layout. The living areas flow naturally, offering light-filled rooms that invite relaxation and entertaining in equal measure. At the rear, a modern kitchen opens to a private, low-maintenance courtyard garden – a peaceful spot to unwind after a day in the city. Upstairs, two generous bedrooms continue the theme of stylish simplicity, complemented by a well-appointed bathroom finished with quality fittings.

Homes on Pontcanna Place are seldom available, and for good reason. With its tree-lined streets, artisan coffee shops, and village-like atmosphere, Pontcanna is a lifestyle location in every sense. From the doorstep, you're moments from the green open spaces of Llandaff Fields and Bute Park, as well as the cultural buzz of Chapter Arts Centre and the independent restaurants that give this part of Cardiff its inimitable charm.

Whether you're looking for your first home, a city base, or a stylish move in a sought-after postcode, this delightful property offers a rare chance to make your home in one of Cardiff's most desirable enclaves.



**874.00 sq ft**

#### Porch

Enter via a traditional wooden door to the front elevation with window over. Wooden flooring. Door leading to:

#### Living Room

14'5" max x 11'5" max

Double glazed sash window to the front elevation. Coved ceiling. Space for electric fire with wooden mantelpiece and slate hearth. Continuation of wooden flooring. Squared off archway to the dining room.

#### Dining Room

14'2" max x 10'0" max

Coved ceiling. Radiator. Continuation of wooden flooring. Squared off archway to the living room. Stairs rise up to the first floor. Understairs storage cupboard. Doors leading to:

#### Kitchen

9'6" max x 8'0" max

Double glazed window to the rear elevation. Base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven and grill. One and half bowl composite sink and drainer with mixer tap. Integrated slimline dishwasher. Plumbing for washing machine. Space for base fridge. Space for base freezer. Tiled flooring. Squared off archway to the utility.

#### Utility

11'5" max x 5'4" max

Double glazed skylight window. Double glazed door leading to the rear garden. Radiator. Tiled flooring. Squared off archway to the kitchen.

#### Landing

Stairs rise up from the dining room. Wooden handrail and spindles. Matching bannister. Split level landing. Wooden stairs with carpet runner. Stripped wooden flooring. Loft access hatch. Doors leading to:

#### Bedroom One

13'7" max x 11'3" max

Two double glazed sash windows to the front elevation. Two fitted storage cupboards. Radiator.

#### Bedroom Two

10'8" max x 8'5" max

Double glazed window to the rear elevation. Radiator.

#### Bathroom

9'7" max x 7'4" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with electric shower, central mixer taps and glass splashback screen. Fitted linen cupboard with concealed boiler and water tank. Part tiled walls. Tiled flooring. Radiator. Extractor fan.

#### Garden

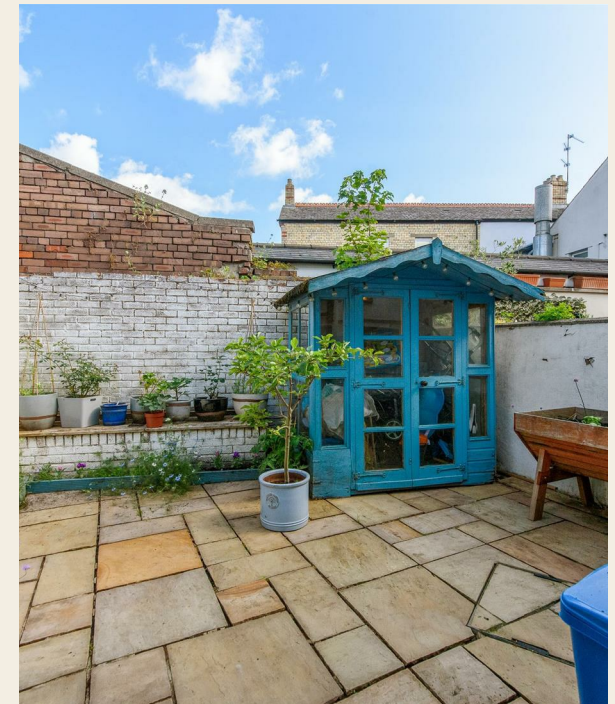
Enclosed rear garden. Paved patio. Outside light. Cold water tap. Timber frame summer shed. Flower border.

#### Additional Information

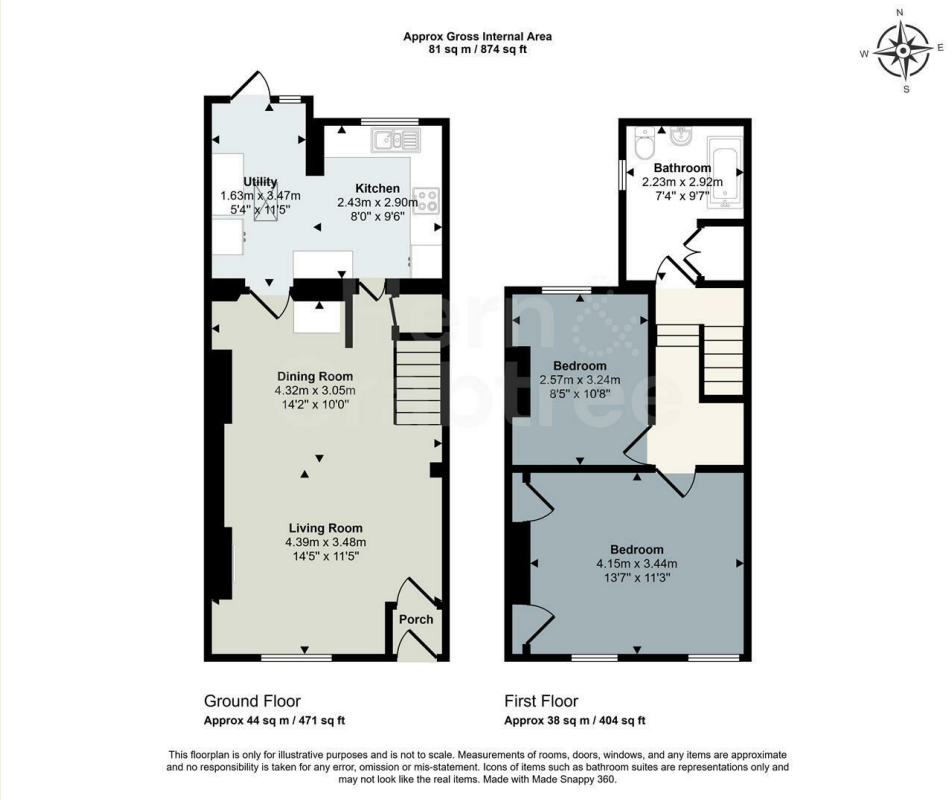
Freehold. Council Tax Band E (Cardiff). EPC rating C.

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# 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>                          |           | <b>81</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>73</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<br>2002/91/EC |



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