



Springfield Place

| Pontcanna | Cardiff | CF11 9NZ



A traditional mid terrace property offered for sale with no onward chain situated in the ever popular Pontcanna area of Cardiff.

Situated within walking distance to attractive amenities including Pontcanna fields, Thompsons park, restaurants, cafes and bars and within easy reach of Canton and the city centre of Cardiff.

The accommodation comprises: Hall, lounge, sitting room, kitchen/ dining room, bathroom, landing and three bedrooms.

The rear garden is enclosed and of low maintenance.

# SPRINGFIELD PLACE

Open To Offers £300,000



## Internal Porch

Enter via a wooden glazed door to the front elevation.

## Entrance Hall

Wooden glazed door to the front elevation. Radiator. Stairs to the first floor. Under stairs storage cupboard.

## Living Room

9'11" max x 11'5" max

Double glazed window to the front elevation. Radiator. Storage cupboards into alcoves.

## Sitting Room

11' max x 9'9" max

Gas fireplace. Radiator.

## Kitchen/Dining Room

14'7" max x 8'8" max

Single glazed wood window to the rear elevation. Door to the lobby. Kitchen wall and base units with worktops over. Integrated oven. Four ring integrated hob. Stainless steel sink and drainer with mixer tap.

Plumbing for washing machine. Radiator.

## Lobby

Double glazed door leading to the garden.

## Bathroom

5' expanding to 9'1" max x 7'5" max

Two single glazed windows. W/C and wash hand basin. Bath with electric shower over. Extractor fan. Airing cupboard. Vinyl flooring. Gas boiler.

## Landing

Stairs rise up from the entrance hall. Bannister. Small loft access hatch.

## Bedroom One

14' max x 10' max

Two double glazed windows to the front elevation. Built in wardrobes. Radiator.

## Bedroom Two

10'11" max x 9'11" max

Single glazed window to the rear elevation. Radiator.

## Bedroom Three

8'5" max x 9'5" max

Double glazed window to the side elevation. Radiator.

## Garden

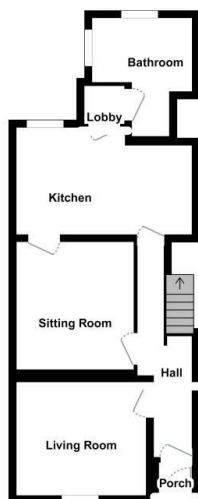
Enclosed rear garden with patio.





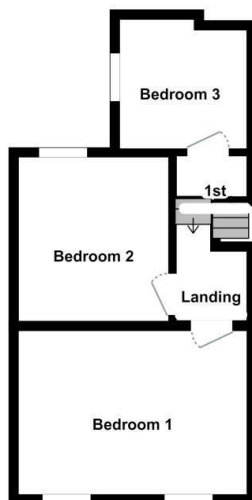
Call Hern & Crabtree to arrange a viewing on 02920 228135





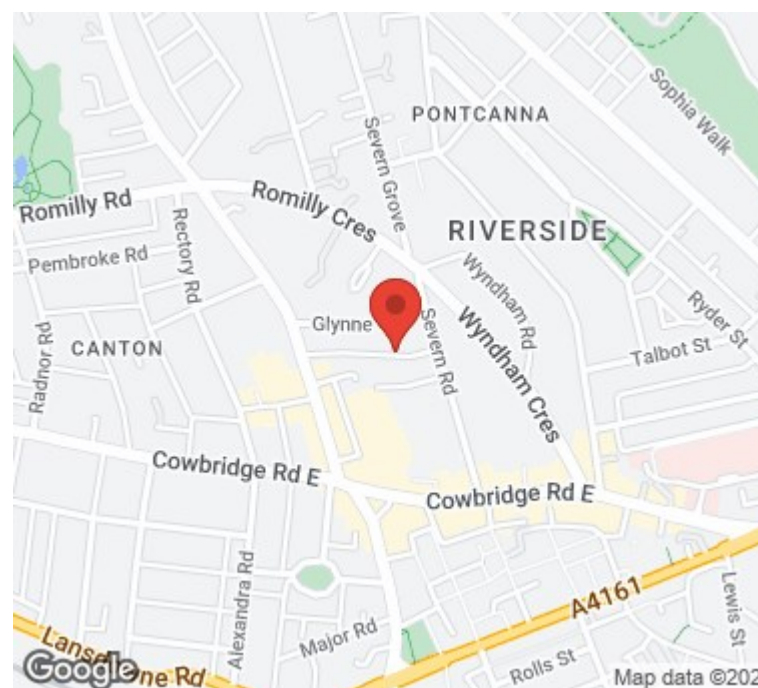
For illustration purposes only. Not to scale.

Ground floor



For illustration purposes only. Not to scale.

1st floor



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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**Hern & Crabtree**

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.