

Bloom Street

PONTCANNA, CF11 9QE

GUIDE PRICE £400,000

Hern &
Crabtree



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A charming three-bedroom mid-terrace house in the sought-after area of Pontcanna is available for sale. This delightful home is situated on Bloom Street, a quiet cul de sac just moments away from the beautiful Pontcanna Fields, Kings Road market, Heaney's and Tom Simmons restaurant. The property is also close to Sophia Gardens, Pontcanna Fields, Thompsons Park and the city centre of Cardiff.

The accommodation is both light and well presented throughout and in brief comprises: Entrance hall, an open plan lounge/ dining room with feature wooden flooring, a modern kitchen, three spacious bedrooms and bathroom.

Pontcanna is renowned for its picturesque streets and community spirit, with an array of local shops, cafes, and parks just a stone's throw away. The area is well-connected to Cardiff city centre, making it an excellent choice for those who wish to enjoy the benefits of urban living while residing in a tranquil setting.

This lovely home, on Bloom Street - a small cul de sac - presents a wonderful opportunity for anyone looking to establish their home in one of Cardiff's most sought-after locations. With its appealing features and prime location, this property is not to be missed.



841.00 sq ft

Entrance

The property is entered through wood panelled front door with window above to an enclosed hallway. Feature original tiled flooring. Wood panelled internal door to the open plan reception rooms.

Lounge/ dining room

24'6" x 13'3"

A light and well presented open plan room with double glazed sash bay window to the front elevation. Feature wooden flooring. Feature cast iron fireplace with display mantle. Shelving to the alcoves and built in storage cupboards offering good storage facilities. Staircase rising to the first floor with newel posts and spindles. Two panelled radiators. Spotlights to the ceiling. Double glazed window to the rear elevation. Access to:

Kitchen

11'5" x 8'7"

A modern and well designed kitchen offering a range of matching wall and base units with cupboards and drawers with navy doors and complementary wood effect work surfaces over. Space for range cooker with chimney style extractor fan above. Space for fridge freezer. Plumbing for washing machine. Integrated dishwasher. Inset sink and drainer unit with mixer tap. Double glazed window to the side elevation. Walls are part tiled. Tiled flooring. Spotlights to the ceiling. Column style radiator. Door to the rear lobby.

Rear lobby

Double glazed door to the side elevation giving access to the garden. Tiled flooring.

Bathroom

7'5" x 8'

A three piece suite in white comprising: panelled bath with mixer tap and shower over, wash hand basin and WC. Tiled flooring. Walls are tiled. Window to the rear elevation. Vertical column style radiator. Coving to the ceiling.

Landing

A split level landing. Access to the loft space. Doors to bedrooms and bathroom.

Bedroom one

13'4" x 12'1"

A light and well presented double bedroom. Double glazed bay sash window to the front elevation. Double glazed window to the front elevation. Radiator. Carpeted. Power points. Coving to the ceiling. Fitted storage

Bedroom two

11'11" x 8'3"

A well presented second double bedroom. Double glazed sash window to the rear elevation. Door to airing cupboard housing gas central heating boiler. Picture rail. Radiator. Power points. Feature cast iron fireplace.

Bedroom three

8'3" x 9'3"

Radiator. Cupboard housing gas central heating boiler. Double glazed window to the rear elevation.

Outside front

Garden to the front of the property enclosed with low level walling and pedestrian access to the front of the house. Slate chippings.

Outside rear

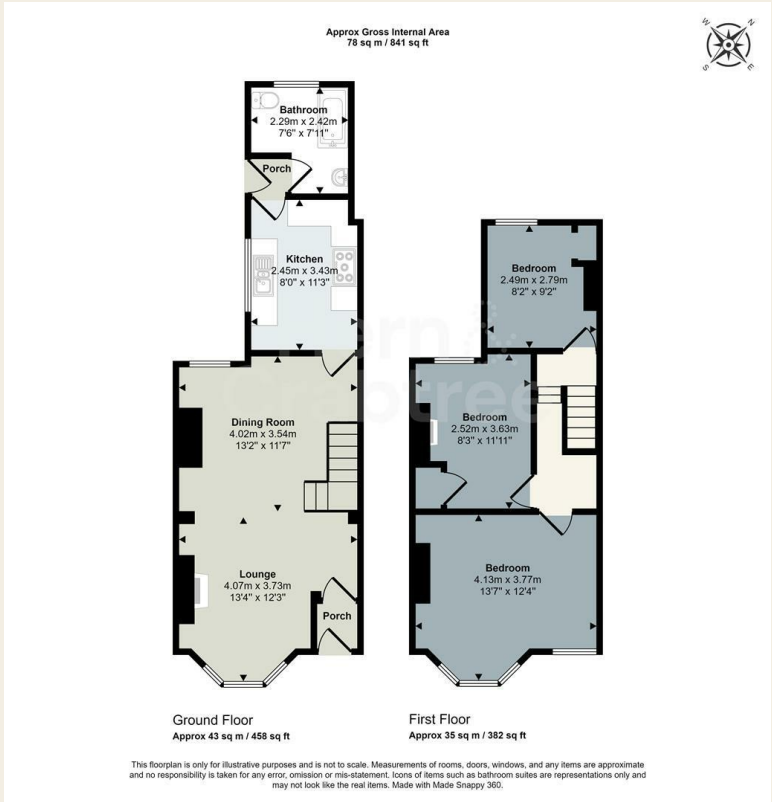
The rear garden is enclosed by stone walling and timber fencing. Mainly laid to decking to provide a sun terrace area. Outside cold water tap.

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

