



- EPC Rating - D
- 360 VR TOUR & 3D FLOOR

- Brimming with Original Features

- Utility Room and W.C
- Extended Kitchen

This breathtakingly stunning family home occupies an enviable position on the picturesque, tree lined Ryder Street and situated minutes away from the bustling Artisan Cafes, Coffee Shops & Delis' on offer in the fashionable Pontcanna area.

Something of an Interior Designers dream, this handsome bay fronted abode offers an eclectic array of decor throughout and coupled with the gorgeous original features, this exquisite home truly is something special.

The welcoming hall with immaculate tiled floor sets the tone of this marvellous home as you enter with light and airy ground floor accommodation comprising the bay fronted

Entrance

Storm porch to front, entered via traditional wooden door into entrance hall with stained glass windows either side and window over.

Hallway

Ceiling arch detail, stairs rising to the first floor with central carpet runner. Dado rail, radiator, cardine flooring and under stair storage cupboard. Part coved ceiling and part traditional papered walls. Open entrance hall into sitting room.

Lounge 14'1 max into bay x 13'0 max into recess (4.29m max into bay x 3.96m max into recess)

Double glazed hardwood bay sash window to the front. Traditional ceiling rose, cornicing, picture rail and a cast iron wood burning stove with a Belfast tiled hearth, decorative tiling over and slate mantelpiece. Radiator and TV point.

Sitting room 11'0 max into recess x 11'11 max (3.35m max into recess x 3.63m max)

Open to hallway, natural light window offering light to the cloakroom. Ceiling rose detail, coved ceiling, continuation of Amtico flooring. Built in glass Welsh dresser and vertical column radiator.

Dining room 13'7 max x 10'4 max (4.14m max x 3.15m max)

Entered via traditional stained glass wooden door, Amtico flooring. Half open plan to the kitchen. Obscure glazed window offering light to the cloakroom and doorway to the utility room. Radiator, spot lights.

Kitchen/Breakfast room 20'9 max x 10'4 max (6.32m max x 3.15m max)

Selection of wall and base units with work tops over. Stainless steel 1.5 bowl sink and drainer with mixer tap. Pull out larder cupboard, Integrated base freezer & base fridge plus dishwasher. Space for and electric 'AEG' Induction cooker with cooker hood over and tiled splash backs. Slate tiled flooring, radiator, double glazed wood window to the side aspect. Open plan to breakfast room consisting of: Double glazed glass roof, double glazed wood French doors to the garden with matching windows to the rear and side. Radiator and continuation of Slate flooring.

Utility room 10'9 x 5'9 (3.28m x 1.75m)

Wooden double glazed door out to the rear garden, glass roof, tiled flooring. Stainless steel sink and drainer, plumbing for washing machine and door to the Cloakroom.

Cloakroom

WC, wash hand basin, tiled flooring, radiator. Natural light from three aspects.

First floor

Stairs rise up from the entrance hall with traditional wooden stripped handrail and spindles.

Landing

Stairs rising up to the second floor, radiator, part wood stripped flooring, wooden Bannister, wall lights. Storage under the stairs.

Bedroom One 16'7 max x 14'1 max into bay (5.05m max x 4.29m max into bay)

Double glazed wood sash bay and a half window to the front. Coved ceiling, built in wardrobes to the alcoves, radiator and wood stripped flooring.

Bedroom Two 11'7 max x 11'0 max (3.53m max x 3.35m max)

Double glazed wood sash window to the rear. Cast Iron column radiator, stripped wooden flooring, picture rail.

Bedroom Three 10'9 max x 11'2 max (3.28m max x 3.40m max)

Double glazed wood sash windows to the rear aspect, wood stripped flooring, column traditional radiator.

Bathroom 10'11 x 7'5 (3.33m x 2.26m)



Four piece bathroom suite with double glazed wood sash windows to the side aspect. Fully tiled walls, walk in shower with raindrop drench shower head and separate shower head attachment and glass splash back screen. Roll top claw foot bath with mixer tap. WC, wash hand basin on pedestal, radiator and vinyl flooring. Door to airing cupboard with Combination boiler.

Cloakroom

WC, double glazed wood window to the side, wash hand basin and base vanity unit. Vinyl flooring.

Loft room 16'7 max x 13'4 max (5.05m max x 4.06m max)

Double glazed skylight windows to the rear, storage into the eaves, gas radiator. Painted exposed floorboards.

*Floor to ceiling maximum height is 7'10

Outside

Front

Courtyard front garden, tiled with low rise stone wall to the front.

Rear

Enclosed rear garden with stone paving, pedestrian gate access to the rear. Mature trees, shrubs and flower borders. Small side return ideal for wood store area.