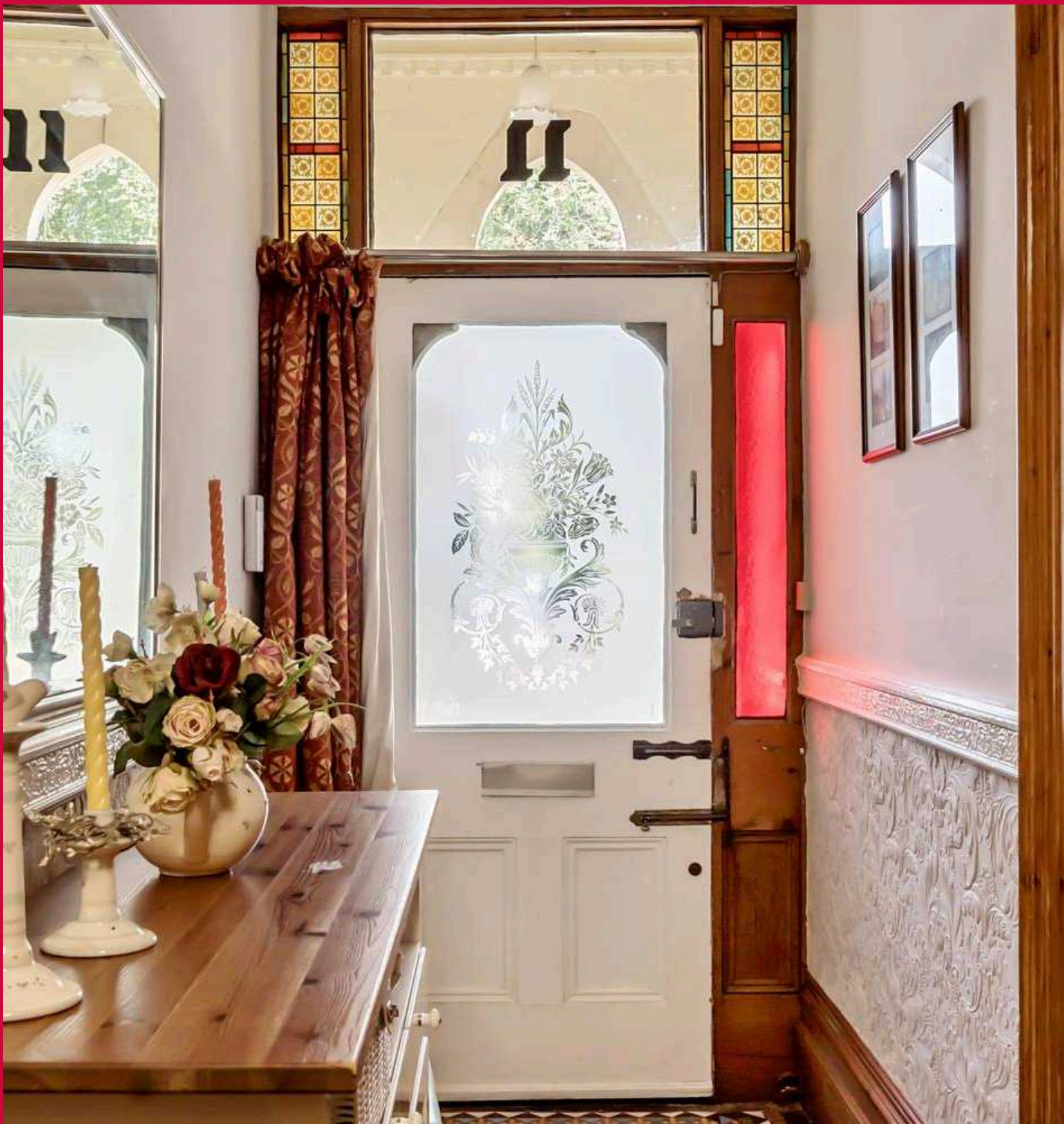




11 Plasturton Place, Cardiff
£900,000

The logo for Fortis, featuring a stylized house icon above the word 'fortis' in a bold, lowercase sans-serif font.



11 Plasturton Place

Cardiff, Cardiff

This five-bedroom end-of-terrace Victorian property, overlooking Plasturton Gardens. Spanning three stories, the property blends elegance with character, and is full of original features. Situated in an excellent location with Sophia Gardens, Bute park and the Taff trail approx half a mile away.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- City Centre Location
- Stunning Original Features
- Five Bedrooms
- Three Receptions
- Two Bathrooms
- Accommodation Over Three Floors
- Basement
- Courtyard Garden
- Overlooking Plasturton Gardens
- Viewing Recommended

Front Of House

The front garden welcomes you to this elegant home, and features a low-rise stone wall, flower borders, and a tiled paved path leading to the entrance of the home.

Entrance

Entrance to this property is via a traditional wooden door with etched glass detailing, with stained glass windows either side and a window over. The space is detailed with cornicing and an arch feature in the ceiling, complemented by period-style tiled flooring. There are stairs leading to the first floor as well as a door leading to the basement.

Front Room

The front room is light and spacious, featuring a wooden sash bay window with stained glass panes above and panelling on either side. A cast iron feature fireplace with a carved wooden mantel adds character, along with original cornicing and built-in glass cabinets in the alcoves. The room also has multiple power points, a ceiling light point, and a wall-mounted radiator

Family Room

The second reception room is versatile, suitable as a home office or playroom. It features French doors with a window above, leading to the garden, a cast iron fireplace with a marble surround, ceiling coving, and hardwood floors. The room also has multiple power points, a ceiling light point, and a wall-mounted radiator.

Dining Room

The dining room features durable Amtico flooring, a decorative chimney breast with an alcove, a fitted glassware cabinet, and French doors leading to the rear garden. There are doorways to the kitchen, as well as to a storage cupboard and utility cupboard. The space is fitted with ceiling spotlights and a wall-mounted radiator.





Kitchen

The kitchen is fitted with wall and floor-mounted cupboard and drawer units with worktops over. It includes a stainless steel inset sink with a draining board and mixer tap, gas hobs with a tiled splashback, integrates double electric oven, integrated fridge, and space for additional kitchen appliances. There is also access to the cloakroom/WC. With the potential to install bifold doors, you could create a seamless transition between your kitchen and the outdoors, inviting in natural light and providing the perfect setting for alfresco dining.

Utility Room

The utility has been plumbed for a washing machine and offers space for a tumble dryer. A sash window fills the room with natural light, complemented by fitted shelving for additional storage.

Lobby

Door to garden, door to Guest WC.

W.C./Cloakroom

To the back of the property is a traditional WC with hand wash basin, and part tiled walls

Basement

Wooden stairs lead down from the entrance hall to a small wine cellar and a door that opens into the basement room. Currently utilized for storage, this full-height area presents an opportunity for transformation into a cinema room, gym, or home office. The basement is equipped with power and lighting, with a maximum ceiling height of 6 feet 5 inches.





Landing

Stairs rise up from the entrance hall. The landing features decorative plaster walls and a wooden banister, as well as wall mounted radiator and stairs rising up to the second floor.

Bedroom Two

Currently used as a reception room, the second bedroom is bright and spacious, featuring wooden sash windows to the front offering views of the park. The room also has coved ceilings, built-in storage, a ceiling light point, and wall-mounted radiators.

Bedroom Three

The third bedroom is a very good sized double, with a cast iron feature fireplace with decorative tiles and mantelpiece. The room has a double glazed wooden window with plantation shutters overlooking the garden, fitted cupboards, wall mounted radiator and ceiling light point.

Bedroom Four

The fourth bedroom is a spacious single, with wooden sash window to side, built in airing cupboard, wash hand basin, wall mounted radiator, ceiling light point.

Bedroom Five

Bedroom five fits a double bed, with a double-glazed window to the rear, wash hand basin, access to the loft and wall mounted radiator.

Family Bathroom

The family bathroom is a bright four-piece suite comprising a bath with central mixer tap, double shower with electric shower attachment and sliding doors, washbasin with mixer tap and low level WC with push button flush. There are two double glazed, obscured windows to the side, tiled walls with blue mosaic accents, heated towel rail, and extractor fan.



Second Floor Landing

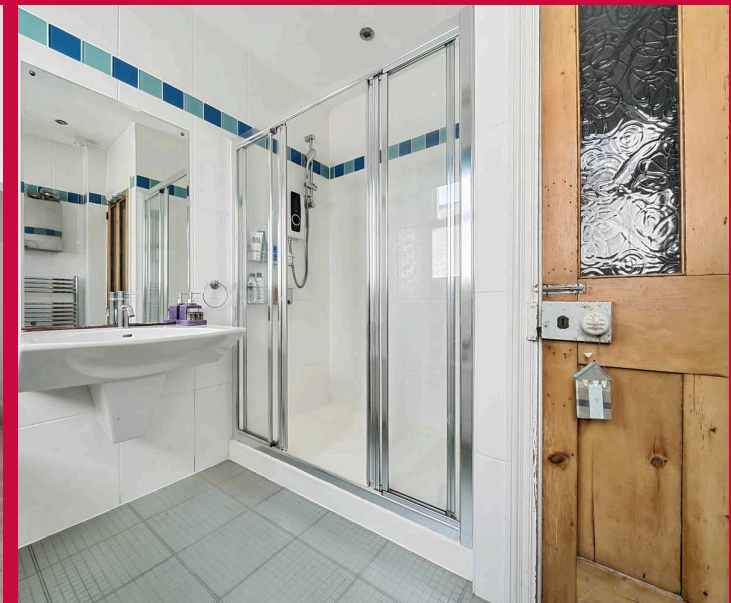
Stairs rise up from the first floor, featuring a matching wooden handrail, spindles, and a banister. Along the staircase is a double-glazed wooden window at the rear, providing ample natural light. There is also access to a linen cupboard, and a door leading to the main bedroom.

Main Bedroom

The main bedroom, located on the second floor, offers a spacious layout. It features double-glazed wooden windows to the front, fitted wardrobes across width of room, a wall-mounted vertical radiator, ceiling spotlights, and a doorway leading to the dressing room.

Ensuite

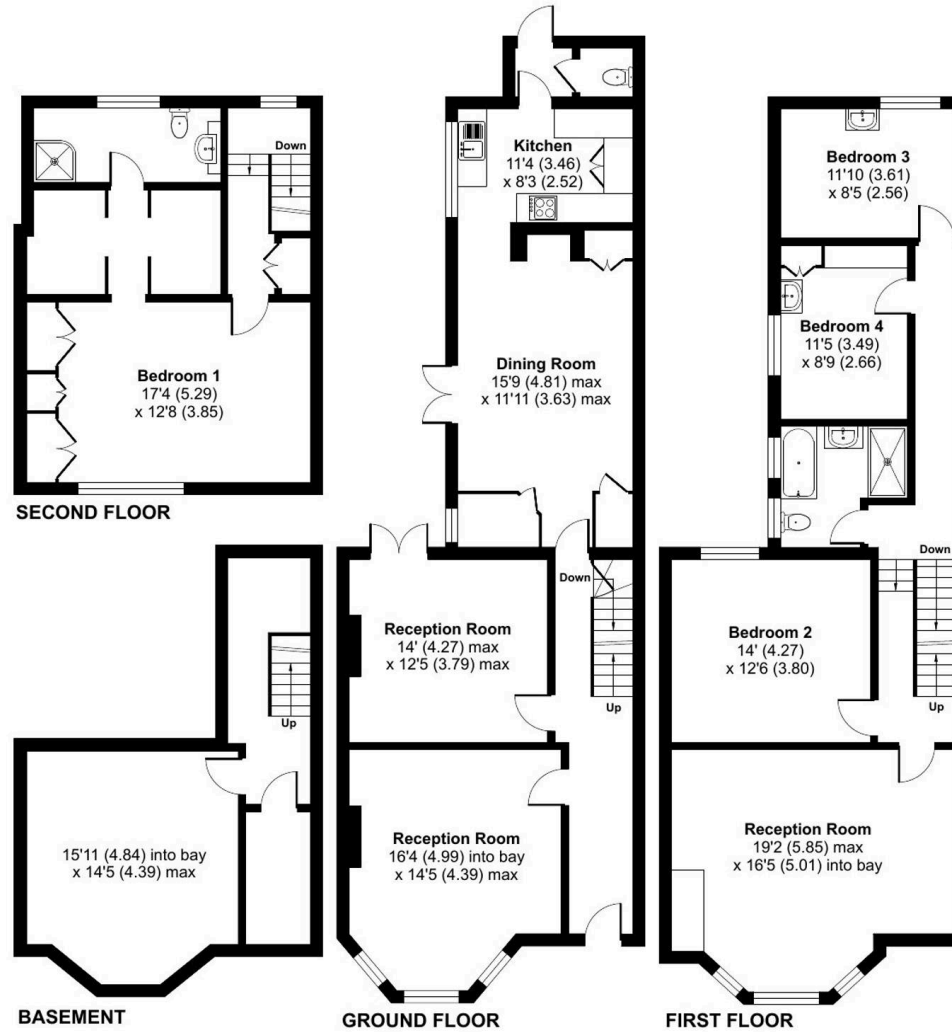
The three-piece suite includes a curved corner shower with a plumbed shower and sliding doors, a wash basin with mixer tap, and a low-level WC with push-button flush. The room has a double-glazed obscure window to the rear, partially tiled walls with mosaic accents, vinyl flooring, an extractor fan, a heated towel rail, and a ceiling light point.



Plasturton Place, Cardiff, CF11

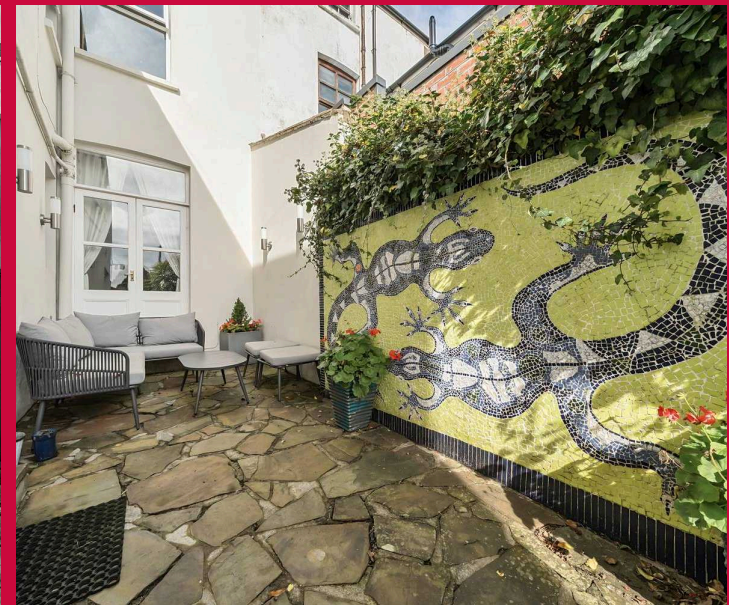
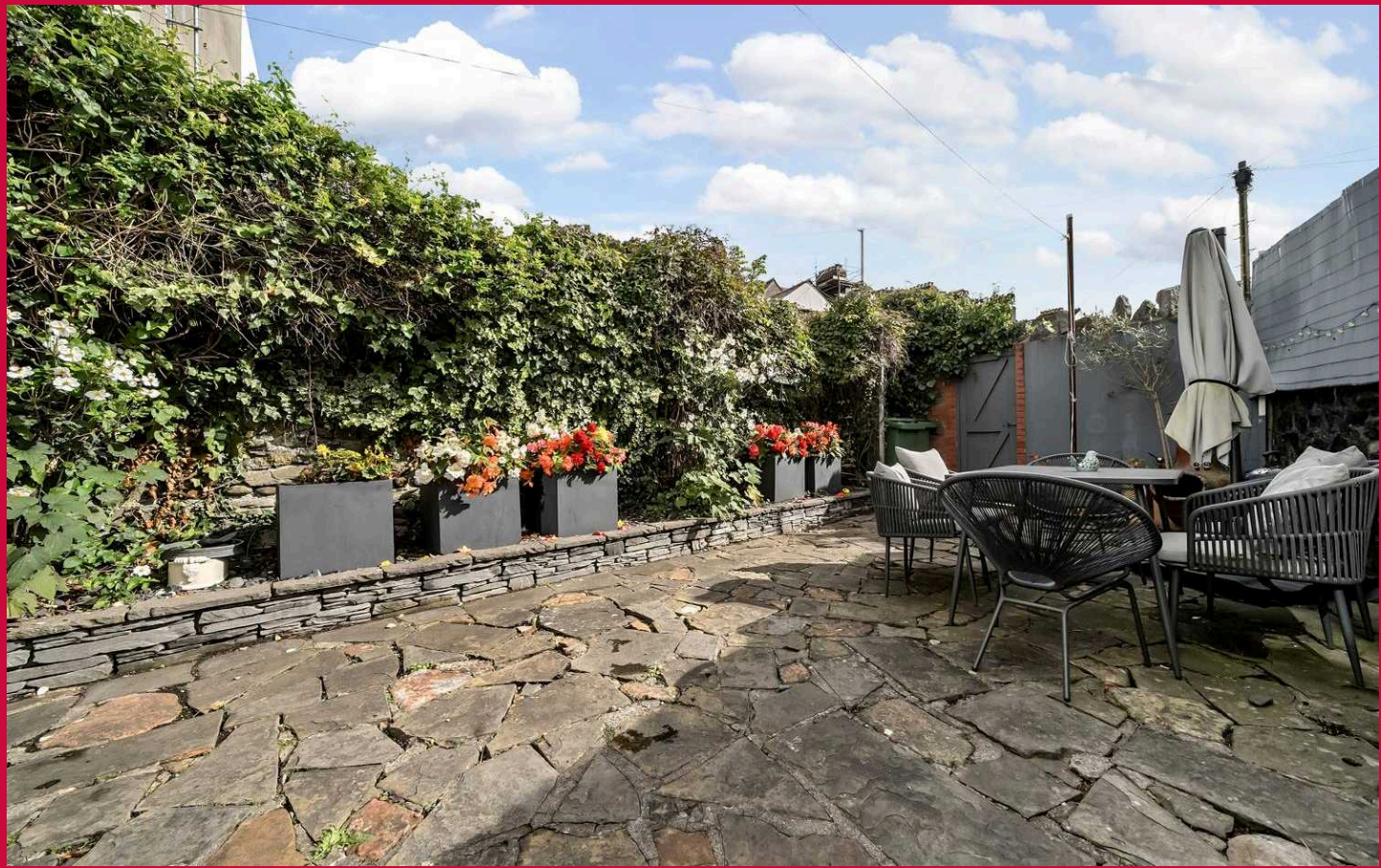
Approximate Area = 2645 sq ft / 245.7 sq m

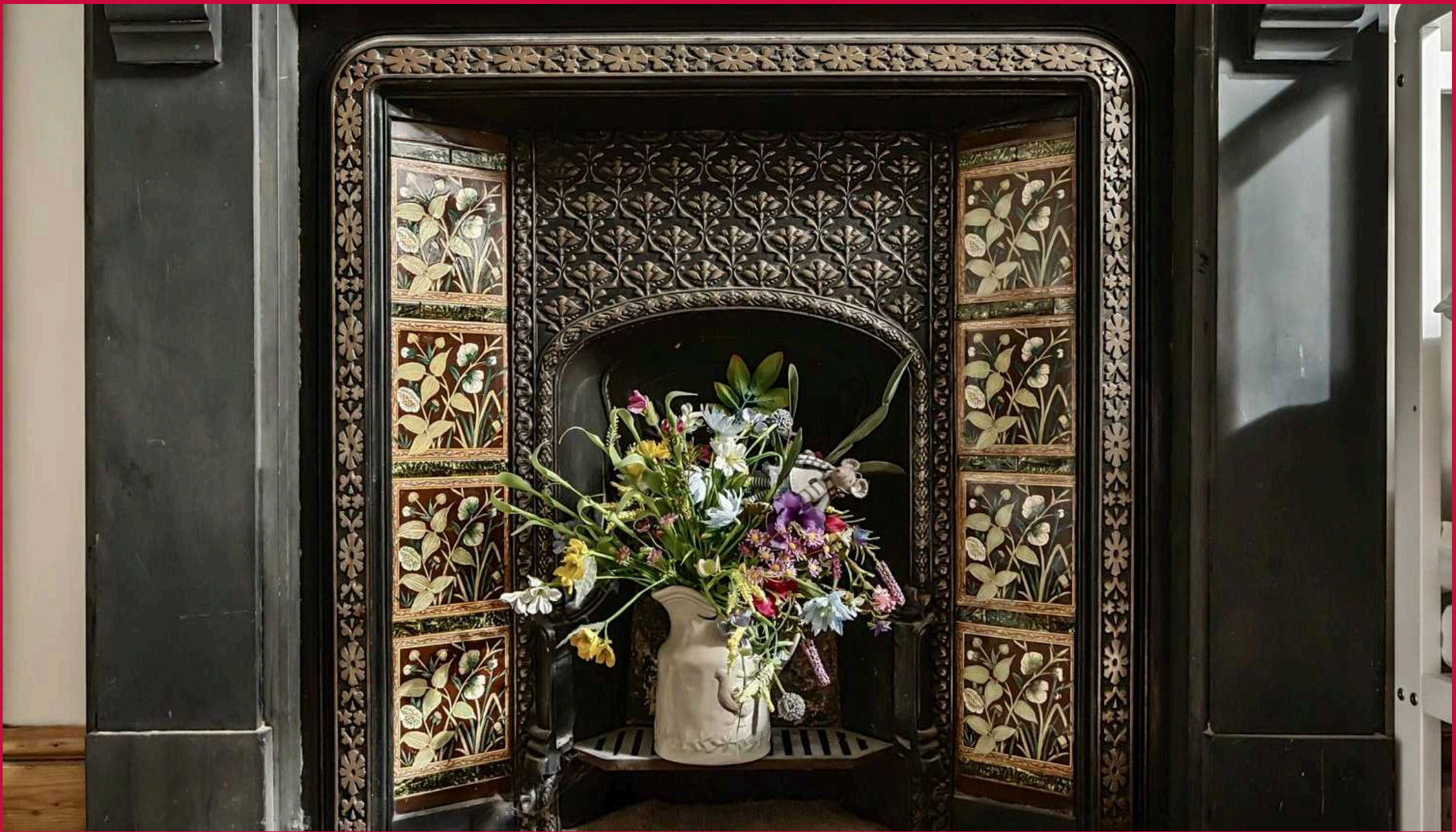
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Garden

The enclosed rear garden showcases a compact paved courtyard, complete with a seating area and outdoor lighting. A decorative mosaic feature wall adds charm, while stone pavers enhance the aesthetic. An access gate leads to the rear, and an outdoor cold-water tap is conveniently available. If you are keen for more space, look no further as directly across is Plasturton Gardens, offering a delightful expanse of green space. For the more active and adventurous, Sophia Gardens, Bute park and the Taff trail is approx half a mile away.





Fortis

Fortis Properties, 2A Fairwater Green - CF5 3BA

02920 561111 • hello@fortis.homes •