

Ryder Street

Pontcanna, Cardiff CF11 9BS

- Magnificent Family Home
- Accommodation Over Four Floors
- Stunning Kitchen/Family Room
- EPC - Awaiting Assessment
- Converted Basement
- Six Upper Floor Bedrooms
- Two Receptions (EnSuite Ground Floor Bedroom)
- Bathroom & Shower Room

Guide price £715,000

www.hern-crabtree.co.uk



Hern and Crabtree



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This magnificent period townhouse is situated in the heart of the highly fashionable Pontcanna area, the massively sought after part of the city famously associated with elegant Victorian architecture, picturesque parkland, bustling coffee houses and close proximity to the city centre.

This much-loved family home offers a wealth of aesthetically-pleasing original features and substantial living space spread over four voluminous floors.

As you enter the welcoming hallway you are immediately greeted by the pristine, original geometric tiled floor. The bay fronted lounge offers original cornicing and focal-point gas fire, ideally for the cosy winter nights. What was the sitting room is now used as a ground floor bedroom, complete with fitted wardrobes and en-suite shower room. The 'Jewel in the Crown' of the wonderful home is the family dining/sitting room open to the sumptuous fitted kitchen with elegant granite worktops, 'range' cooker and island unit.

The basement has been converted for use as a family cinema room but this versatile, subterranean space can be used for a multitude of purposes (home office springs to mind!)

The upper two storeys offer six superb sized bedrooms, family bathroom & shower room.

Outside, the enclosed garden is laid to patio and offers a westerly facing aspect. The garden also houses the outbuilding (former garage with rear lane access) housing a fully fitted kitchen with power and lighting.

All in all, a superb family home! Please call Hern & Crabtree, Pontcanna for more information.

Forecourt

Forecourt laid to patio. Storm porch tiled to half height and uPVC double glazed front door.

Entrance Hallway

Accessed via front door opening to entrance hall with original cornicing, geometric tiled floor, radiator and doors to reception and kitchen/dining room.

Lounge 16'6 x 12'9 max (5.03m x 3.89m max)

Double glazed bay window to front, original cornicing, radiator, TV point, power points and living flame gas fire with stone mantle and hearth.

Reception Two (Bed Seven) 13'2 x 11'3 (4.01m x 3.43m)

Currently used as ground floor bedroom - Full length fitted 'high gloss' wardrobe/cupboard, radiator, original cornicing, power points and door to en suite.

En Suite

Fitted suite comprising a low level w.c with concealed cistern, wash hand basin and walk in shower unit. Tiled splash backs, radiator, double glazed obscured window to rear and skylight.

Dining Area 15'1 max x 17'1 (4.60m max x 5.21m)

Fitted base 'high gloss' base units housing washing machine and tumble drier with granite worktops over and inset sink unit. Coved ceiling, sunken ceiling spotlights, tiled floor, double glazed side bay window with fitted seating, power points and space for family



dining table and chairs. Door to basement rooms.

Kitchen 12' x 13'1 (3.66m x 3.99m)

The fitted kitchen offers a range of 'high gloss, wall cupboards with over counter lighting and base units with granite worktops over and double bowl sink unit with chrome mixer tap. Island unit with granite worktop and over counter pendant lights. Integral wine cooler, microwave oven & wall mounted cooker hood with space for 'Range' cooker and 'American' fridge freezer. Coved ceiling, sunken ceiling spotlights, power points, tiled floor, double glazed window to side and double glazed doors opening to rear garden.

Basement Hall & Room

This subterranean space is accessed via staircase leading down from the kitchen into hallway (perfect storage area) and door way to spacious room with tilt and turn double glazed window, sunken ceiling spotlights, radiator, power points & original feature fireplace with mantle.

First Floor Landing

Split level landing with wall mounted lights, radiator and stairs rising to second floor landing.

Bedroom One 17'1 x 16'5 (5.21m x 5.00m)

Double glazed bay window to front with second double glazed window alongside, original coving, radiator and power power points. Sliding doors opening to bedroom two.

Bedroom Two 11'9 x 11'1 (3.58m x 3.38m)

Double glazed window to rear, picture rail, built in store cupboard, radiator and power points.

Bedroom Three 10'1 x 7'3 (3.07m x 2.21m)

Double glazed window to side, radiator and power points.

Bedroom Four 11'2 x 6'8 (3.40m x 2.03m)

Double glazed window to rear, wall mounted 'combi' boiler', radiator and power points.

Bathroom

Fully tiled suite comprising a low level w.c with concealed cistern, vanity unit with ceramic wash hand basin and bath with overhead thermostatic shower unit. Wall mounted cupboard, chrome heated radiator, sunken ceiling spotlights and obscured double

glazed window to side.

Shower Room

Fully tiled suite comprising a low level w.c, wash hand basin and walk in shower with thermostatic shower unit. Sunken ceiling spotlights and obscured double glazed window to side.

Top Floor Landing

Split level landing with double glazed window to rear, hatch to loft storage cupboard and doors to bedrooms.

Bedroom Five 18'4 x 13'4 (5.59m x 4.06m)

Two double glazed windows to front, radiator and power points.

Bedroom Six 12'1 x 11'6 (3.68m x 3.51m)

Double glazed window to rear, radiator and power points.

Rear Garden

Enclose rear garden laid to patio with gate to rear lane access.

Outbuilding

The outbuilding (former garage) has been converted to a 'garden kitchen' offering full fitted kitchen with sink, cooker point, tiled floor, lighting, power and double glazed window and door. The roller shutter is still in-situ.



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