

Plasturton Gardens

Pontcanna, Cardiff CF11 9HF

- Handsome Period Townhouse
- Picturesque Park Views
- Stunning Throughout
- Double Bay Fronted
- EPC - D
- Extended Kitchen/Family Room
- Two Receptions
- W.C, Two Bathrooms & Wet Room

Guide price £775,000

www.hern-crabtree.co.uk



'Launch Event' is Sat 14th Nov from 1pm - 3pm - A classic period home with a picture postcard view over Plasturton Gardens. Nestled away at the top of this exclusive address, this home carries a charming ambience derived from a sympathetic blending of original character with side-return extension and modern improvements.

This marvellous home boasts an eclectic selection of voluminous accommodation comprising briefly of: entrance hallway, lounge, sitting room, open plan kitchen/diner/family room, utility and cloakroom to the ground floor with access to the basement area. To the first floor; landing, two bathrooms, a family bathroom and a wet room. To the second floor; landing, third bedroom and a bathroom.

Outside, the property offers an aesthetically pleasing forecourt whilst the rear garden is laid to patio leading to lawn with decorative flower borders, mature shrubs and trees.

For more information please contact Hern & Crabtree, Pontcanna.

Entrance

Traditional storm porch with tiled sidings and tiled floor into entrance hall via double glazed wood door with glazed window to either side.

Hallway

Egg and dart corncicing, archway, dado rail, radiator, period tiled flooring and stairs rising to the first floor. Door leading to basement.

Lounge 15'0 max into bay x 12'8 max (4.57m max into bay x 3.86m max)

Traditional wood sash windows to the front bay, tongue and groove panelling either side, period corncicing and ceiling rose. Traditional open fireplace and slate hearth, fitted shelving units, radiators.

Sitting room

Archway through to the kitchen/diner, coved ceiling, ceiling rose. Cast Iron wood burning stove, fitted shelving to recess, radiator. Drop down modern lift from the sitting room to the first floor wet room.

Kitchen/Diner/Family room 18'1 expanding to 32'9 max x 17'3 max (5.51m expanding to 9.98m max x 5.26m max)

Kitchen has a range of traditional wall and base units with a Granite worktop over. Space for a gas range cooker, small butcher block work top, down lights, extractor fan and tiled splash back with mantelpiece over. Space for an American style fridge/freezer. Ceramic sink integrated with draining grooves, Integrated full length John Lewis dishwasher, spot lights. Kitchen offers a side return extension which has a double glazed wood glass vaulted ceiling, archway leads through to sitting room, additional radiator, wood flooring. Family Room has an additional radiator, glazed window to the utility room, double glazed wood sash bay window with window seat to the rear.



Utility room 5'3 x 14'4 max (1.60m x 4.37m max)

Continuation of the vaulted side return extension, double glazed windows, series of storage cupboards, wall and base units, plumbing for washing machine, space for tumble dryer. Ceramic sink, butcher block work top, wood flooring, radiator, door to the rear garden. Concealed downstairs cloakroom.

Cloakroom

WC, wash hand basin and 'Vaillant' combination boiler.

Basement 14'7 max x 11'6 max (4.45m max x 3.51m max)

Stairs leading down from the entrance hall. Basement corridor has tiled

flooring, shelving. Lounge area has a double glazed PVC window offering natural light, radiator, tiled flooring, spot lights, fully plaster boarded.

First floor

Stairs rise up from the entrance hall.

Landing

Radiator, wooden bannister and spindles, dado rail, stairs leading up to the second floor.

Bedroom One 16'6 x 15'5 max into bay (5.03m x 4.70m max into bay)

Traditional bay and a half wood sash windows to the front with tongue and groove panelling under. Radiator, coved ceiling, picture rail, cast Iron feature fireplace. Traditional built-in fitted wardrobes into the recesses.

Bedroom Two 12'7 x 10'11 (3.84m x 3.33m)

Double glazed wood sash window to the rear aspect, built in wardrobe, radiator.

Family bathroom 15'7 max x 7'8 max (4.75m max x 2.34m max)

Double glazed wood sash windows to the side, one of which has fitted plantation shutters. Five piece bathroom suite comprising a free standing roll top bath with central mixer tap, shower cubicle with tiled enclosure and glass door with a plumbed shower. Wash hand basin with mixer tap and base vanity unit, WC, bidet, column style radiator, shaver point. Fitted linen cupboards and concealed built in storage cupboard. Further radiator, tiled flooring, spot lights and a loft access hatch.

Wet room 12'4 max x 11'4 max (3.76m max x 3.45m max)

Walk in wet room style shower with a drench shower head, splash back screen. Wash hand basin with ceramic bowl, mixer tap and base vanity unit. Heated towel rail, double glazed wood sash window to the rear,

WC and modern lift access that connects the sitting room and wet room.

Second floor

Stairs rise up from the first floor landing, hand rail and spindles. Dog-leg stair case, skylight window.

Landing

Loft access hatch with pull down ladder to fully boarded attic.

Bedroom three 16'7 x 12'1 (5.05m x 3.68m)

Traditional wood sash windows to the front, cast Iron feature fireplace, exposed wood flooring, coved ceiling.

Bathroom 12'9 x 10'4 (3.89m x 3.15m)

Double glazed wood Velux skylight window to the rear, free standing claw feet roll top bath with central mixer and separate shower head attachment. WC, ceramic wash hand basin with marble work top and base vanity storage. Bidet, cast Iron feature fireplace, heated towel rail and exposed wood flooring.

Outside

Front

Low rise brick wall to the front, wrought iron railings, artificial lawn, checkered style tiled flooring leading to the front door. Flower borders and pedestrian gate.

Rear

Enclosed rear garden with timber frame fencing and stone wall. Wood and glass storage shed, artificial lawn, part patio, outside cold water tap. Mature trees, shrubs and flower borders, outside security light.

Tenure

We have been advised by the vendor that the property is FREEHOLD.

