

Plasturton Avenue

Pontcanna, Cardiff CF11 9HN

- VR TOUR & 3D FLOOR PLAN
- Handsome Period Home
- Gorgeous Tree Lined Street
- Extensively Upgraded
- Beautiful Original Features
- EPC - Awaiting Assessment
- Stunning, Extended Kitchen
- Four Bedrooms

Guide price £675,000

www.hern-crabtree.co.uk



'Launch Event' is Sat 14th Nov from 3:30pm - 5pm - This magnificent period family home is situated on the picturesque, tree-lined Plasturton Avenue, located in the heart of the highly fashionable Pontcanna area and within seconds of the neighbouring bistros, delis and coffee houses on offer in this trendy part of town.

Sold with no onward chain, this much-loved abode has been painstakingly upgraded by the current owners and the result is simply spectacular, combining the wealth of eye-catching original features with 'high spec' modern fittings perfectly!

The property offers accommodation spread over three floors, comprising the welcoming entrance hall with original geometric tiled floor, charming bay fronted lounge, cosy sitting room/'snug', extended kitchen/dining/family room, four bedrooms and 'luxury hotel' standard bathroom & shower room.

Enclosed garden to front and rear garden with south-westerly aspect.

Please call Hern & Crabtree, Pontcanna for more information.

Front Garden

Front garden laid to lawn with decorative slate chippings and path leading to storm porch.

Entrance Hall

Accessed via glass wood panelled front door, opening to hall with original cornicing, picture rail, dado rail, radiator and original geometric tiled floor. Doors to lounge, sitting room and kitchen/dining room.

Lounge 16' max x 13'9 (4.88m max x 4.19m)

Double glazed sash bay window to front, original cornicing, radiator, TV point, power points, exposed wood floorboards and wall mounted mantle piece with tiled hearth.

Sitting Room 12'1 x 14'1 (3.68m x 4.29m)

Original cornicing, picture rail, radiator, power points and exposed wood floorboards. Glazed double doors opening to kitchen dining area.

Kitchen/Dining Room

The fitted kitchen offers a range of 'high gloss' white base tall and base units with granite worktops over and central island unit with inset stainless steel, double basin sink unit with spring-neck mixer tap and moulded drainer. Integral appliances include fridge freezer, double electric oven, dishwasher and five ring gas hob with wall mounted cooker hood over. Tiled splash backs, power points, sunken ceiling spotlights, bluetooth ceiling speakers and tiled floor through to dining and utility areas. The dining area sits in



the side extension with three 'Velux skylights', radiator and double glazed doors to rear garden. The utility area offers a base unit with black 'high gloss' doors housing white goods. TV point, power points, double glazed window to side and double glazed doors to rear garden.

First Floor Landing

Split level landing with picture rail, dado rail, radiator, loft access hatch, stairs rising to second floor landing with under stairs cupboard, doors to bedrooms, shower room and bathroom.

Bedroom One 17'3 max x 15'2 max (5.26m max x 4.62m max)

Double glazed sash window to front and double glazed sash window alongside, exposed wood floorboards, original cornicing, radiator, power points and original feature fireplace with tiled surround, mantle and hearth.

Bedroom Two 14'8 x 12'8 (4.47m x 3.86m)

Window to rear, picture rail, radiator, power points, exposed wood floorboards and cast iron feature fireplace.

Bedroom Three 11'3 x 8'6 (3.43m x 2.59m)

Window to rear, radiator and power points.

Bathroom

Fitted suite comprising a low level w.c, vanity unit wash hand basin with mixer tap and sunken bath with tiled surround, central mixer tap and shower fitting. Marble effect tiled floor and splash backs, chrome heated radiator, extractor, sunken ceiling spotlights and window to side.

Shower Room

Fitted suite comprising a low level w.c, 'His & Hers' vanity unit wash hand basins with mixer taps and fully tiled walk in unit with thermostatic shower fittings . 'Travertine' tiled floor and splash backs, extractor, sunken ceiling spotlights and window to side.

Second Floor Landing

Accessed via staircase, door to bedroom.

Bedroom Four 20'2 x 14'2 (6.15m x 4.32m)

'Velux' skylight to rear, two radiators, eaves store cupboards, carpet & power points.

Rear Garden

Enclosed ear garden with south-westerly aspect, laid to patio area, timber framed decking and lawn with 'crazy' paving leading to gate for direct access to Pontcanna Street.

