

## Teilo Street

Pontcanna, Cardiff CF11 9JN

- Gorgeous Bay Fronted Home
- Extended Kitchen/Family Room
- Four Great Sized Bedrooms
- Brimming with Original Features
- EPC - Awaiting Assessment
- Two Reception Rooms
- Four Piece Bathroom
- Garden with Artificial Lawn

£610,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



'Launch Even't is Sat 8th August from 10am - 12pm - Situated on the highly desirable Tello Street & occupying an enviable position adjacent to Sophia Gardens and is seconds away from the bustling Artisan Cafes, Coffee Shops & Delis' on offer in the ever desirable location of Pontcanna is this stunning period family home that has been much improved by the current owners.

This handsome bay fronted property is brimming with original features and offers the perfect blend of charming, traditional character and stunning modern fittings.

The welcoming hall with original tiled floor leads to the bay fronted lounge, sitting room and the recently installed, extended kitchen with granite worktops, dining/sitting area & 'bi-fold' doors that invites the garden into the house.

To the first floor are three spacious double bedrooms, four piece suite and stairs rising to the fourth bedroom.

The rear garden is laid to artificial 'child friendly' lawn & well placed for the afternoon and evening Sun.

A truly magnificent home. For more information please call Hern & Crabtree, Pontcanna.

## Front

Enclosed forecourt laid to patio with quarry tiled path to storm porch.

## Entrance Hall

Entered via traditional wood glazed front door, period cornicing, stairs rising to the first floor, concealed meter cupboard, radiator, dado rail, period tiled flooring, doors to:

## Living Room 15'4 X 12'3 (4.67m X 3.73m)

Double glazed sash bay window to front original cornicing and picture rail, gorgeous fireplace with stone surround, radiator and power points.

## Sitting Room 13'6 x 10'6 (4.11m x 3.20m)

Period cornicing, radiator, traditional feature fireplace with tiled side and cast iron inset, radiator, power points and double glazed doors opening to rear garden.

## Kitchen/Diner 32'1 x 10'9 max (9.78m x 3.28m max)

The stunning fitted kitchen comprises of base units with granite worktops, breakfast bar with stools & ceramic 'Belfast' sink unit with mixer tap and moulded drainer. Integrated washing machine and dishwasher plus space for 'American' fridge freezer and 'Range Oven' with fitted cooker hood over. Sunken ceiling spotlights, power points, double glazed sash windows to side and tiled floor through to dining/family area with sunken ceiling spotlights and 'bi-fold' doors opening to rear garden.



## First Floor Landing

Stairs rising from the entrance hall with wooden handrail, dado rail, loft hatch with pull down ladder, stairs rising to fourth bedroom, doors to bedrooms, bathroom & w.c.

## Bedroom One 17'5 max x 15'1 max (5.31m max x 4.60m max)

Double glazed sash bay window to front with second sash window alongside, original cornicing and picture rail, gorgeous fireplace with stone surround, radiator and power points.

## Bedroom Two 13'7 x 11'1 (4.14m x 3.38m)



Double glazed sash window to rear, coved ceiling, fitted wardrobe, feature fireplace, radiator and power points.

### **Bedroom Three 13'1 X 11'3 (3.99m X 3.43m)**

Double glazed sash bay window, feature fireplace, radiator and power points.

### **Bathroom**

Fitted with a four piece suite in white comprising a low level w.c, walk in shower, vanity unit wash hand basin & roll top bath. Tiled splash backs, chrome heated radiator, shaver point and two obscured double glazed sash windows to the side.

### **W.C**

Comprising a low level w.c & wall mounted wash hand basin.

### **Bedroom Four 17'7 max x 16'4 max (5.36m max x 4.98m max)**

Two 'Velux' skylights to rear, radiator, fitted wardrobe, built in cupboard, power points.

### **Rear Garden**

The generous sized enclosed rear garden is well placed to enjoy the afternoon Sun. Laid with full width patio area, artificial lawn and bordered with an array of vibrant plants & flowers.

