

Conway Road

Pontcanna, Cardiff CF11 9NT

- Breathtakingly Stunning Home
- Substantial Accommodation
- Spread Over Three Floors
- Five Double Bedrooms
- EPC - C
- Elegant Living Room
- Top Specification Throughout
- Full Width Kitchen/Dining Room

£699,950

www.hern-crabtree.co.uk



Hern and Crabtree



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'Launch Event' is Sat 29th August from 2pm - 4pm - Hidden behind the handsome stone exterior of this period bay fronted townhouse lies a colossal amount of light & airy living space (2378 SqFt) spread over three floors & offers the perfect blend of charming period features, modern stylish fittings and a 'high spec' finish throughout.

The entire ground floor offers underfloor heating & offers accommodation comprising the classy entrance hall, elegant bay fronted through living room boasting two gorgeous fireplaces, cloakroom, utility room and the 'Jewel in the Crown', the extended open plan kitchen/dining/family room with bi-folding doors opening to the generous sized, landscaped rear garden.

To the upper floors are five spacious double bedrooms, gorgeous four piece family bathroom whilst the top floor Master bedroom offers a walk-in wardrobe and en-suite shower room.

Externally, the front offers a delightful enclosed forecourt with a selection of decorative mature shrubs whilst the rear offers the aforementioned landscaped, child-friendly garden with full width patio, artificial lawn and raised patio, perfect for those summer evening barbecues & 'Al Fresco' dining dinner parties.

This wonderful family home is perfectly situated for the local shops, bistros, bakeries & restaurants on offers in Pontcanna & Romilly Crescent.

Call Hern & Crabtree, Pontcanna for more information.

Front Garden

Enclosed forecourt to front accessed via wrought iron gate with path leading to storm porch. Lead with decorative stone chippings and mature plants and shrubs.

Entrance Hall

Accessed via the obscured glazed front door opening to the elegant hallway offering original cornicing, half height panelled walls with dado rail, exposed wood flooring, stairs rising to first floor landing, power points and access to living room, kitchen/dining room, cloakroom and utility room.

Living Room 27'9 into bay x 13'3 max (8.46m into bay x 4.04m max)

Double glazed sash bay window to front, moulded cornicing, two gorgeous fireplaces with tiled surround, mantle and hearth, engineered oak flooring with underfloor heating, fitted cupboards and shelving.

Cloakroom

Comprising a low level w.c, wash hand basin and tiled splash backs. Engineered oak flooring with underfloor heating, sunken ceiling spotlight.

Kitchen/Dining/Family Room 20'11 x 17'6 max (6.38m x 5.33m max)

The beautiful fitted kitchen offers a range of wall cupboards and base units with complementing granite worktops over and inset stainless steel sink unit with mixer tap and drainer. Integral SMEG



dishwasher and electric oven with five ring gas hob and extractor cooker hood over. Tiled splash backs, power points, sunken ceiling spotlights, exposed wood flooring with underfloor heating, TV aerial point glazed doors to living room, space for 'American' fridge freezer, family dining table and chairs plus living furniture. This wonderful space is bathed in light via the glazed full length skylights to the side extension, double doors and bi-folding doors opening up to the rear garden.

Utility Room 5'5 x 5' (1.65m x 1.52m)

Plumbing for washing machine and condensing tumble drier,

worktops space and fitted shelving.

First Floor Landing

Split level landing with stairs rising to second floor landing. Doors to bedrooms and family bathroom.

Bedroom Two 15'3 max x 18'4 max (4.65m max x 5.59m max)

Double glazed sash bay window with second double glazed sash window alongside, moulded cornicing, radiator, power points and beautiful ornate fireplace with tiled surround, mantle and hearth.

Bedroom Three 12' max 11'10 max (3.66m max 3.61m max)

Double glazed window to rear, coved ceiling, radiator, power points and cast iron feature fireplace.

Bedroom Four 11'10 x 11'9 (3.61m x 3.58m)

Double glazed window to rear, radiator, TV ariel point and power points.

Family Bathroom 12'5 x 8'3 (3.78m x 2.51m)

The spacious, fully tiled family bathroom offers a fitted four piece suite comprising a low level w.c with concealed cistern, pedestal wash hand basin, roll top bath with wall mounted chrome mixer tap and walk in glazed shower unit with thermostatic shower fitting. Sunken ceiling spotlights, extractor, chrome heated towel rail and two obscured double glazed windows to side.

Second Floor Landing

Split level landing with loft hatch and doors to:

Bedroom Five 22'5 x 11'11 (6.83m x 3.63m)

Three 'Velux' skylights to side, double glazed window to rear,

radiator, power points and cupboard housing wall mounted 'Worcester' gas fired boiler.

Master Bedroom & Walk In Wardrobe 18'4 x 16' (5.59m x 4.88m)

Double glazed sash windows to front, radiator, cast iron feature fireplace, TV aerial, power points and doors to en-suite & walk-in wardrobe.

En Suite Shower Room 6'1 x 7'10 (1.85m x 2.39m)

Comprising a double glazed window to rear, spotlights and tiled walls. The shower suite is in the process of being replaced upgraded - to be discussed on viewing*

Rear Garden

The landscaped rear garden offers a full width patio leading to generous sized, child friendly artificial lawn with flower borders and raised patio area well placed to enjoy the afternoon Sun and perfect for barbecues and 'al-fresco' dining. Extrenal lighting, power point and water tap.



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