

Ryder Street

Pontcanna, Cardiff CF11 9BT

- EPC - D
- Stunning Bay-Fronted Home
- Extended Kitchen/Dining Room
- Four Double Bedrooms
- Elegant Living Room
- Luxurious Four-Piece Bathroom
- Ground Floor Shower Room
- Utility Room

Guide price £600,000

www.hern-crabtree.co.uk



This beautifully presented bay-fronted, period home is located on the picturesque, tree-lined Ryder Street, situated in the heart of highly-fashionable Pontcanna and within a pleasant stroll of the local parks, delis and coffee houses on offer in this delightful part of the city.

Hidden behind the handsome stone exterior of this much loved home lies a vast amount of extended living space, offering the perfect blend of charming period features, stylish fittings and a 'high specification' finish throughout.

This stunning family home offers ground floor accommodation comprising the welcoming entrance hall, elegant bay fronted lounge, utility room, ground floor shower room and the 'Jewel in the Crown', the kitchen/dining room with extended sitting/family area, complete with the gorgeous wood-burner stove.

To the first floor are three spacious double bedrooms, 'luxury hotel' standard four piece family bathroom with under-floor heating and stairs rising to the fourth double bedroom, currently used as a 'home office'.

Externally, the front offers a delightful enclosed forecourt with a selection of decorative mature shrubs and slate chippings whilst the rear offers the generous sized, enclosed rear garden laid mainly to patio with slate chippings and a selection of raised and low level flower-borders.

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

Entrance

Storm porch to front with tiled sidings into:

Hallway

Traditional wood door with etched and stained glass to either side. Stairs leading up to the first floor, period cornicing, radiator, luxury vinyl flooring. Under stair storage cupboard, door to;

Lounge/sitting room 26'0 max into bay x 13'0 max (7.92m max into bay x 3.96m max)

Double glazed wood bay sash windows to the front aspect with half rise fitted plantation shutters. Cast Iron wood burning stove central to a traditional fireplace with tiled sidings, cast Iron surround, Slate hearth mantelpiece. Fitted shelving in the alcoves, TV and telephone point, vertical column radiator. Open to sitting room. Sitting room has cornicing, radiator and door to a utility room.

Utility room 4'9 x 5'8 (1.45m x 1.73m)

Space and plumbing for washing machine, stainless steel sink and drainer, tiled flooring. Skylight window.

Kitchen/diner/living room 26'8 max x 16'6 (8.13m max x 5.03m)

Open plan space, Kitchen area has a Selection of wall and base units with Granite work tops over. Five ring 'Smeg' gas hob, glass splash back and a cooker hood over. Double integrated 'Smeg' oven and grill, space for fridge freezer. Integrated 'Hotpoint' full width Dishwasher, Granite 1.5 bowl sink and drainer. Vertical



radiator, sliding double glazed patio doors leading out to the rear garden. Additional double glazed windows to the rear and two Skylight windows, Contemporary cast Iron wood burning stove with a Slate hearth and tiled backing. Door leading through to a downstairs shower room.

Shower room 4'9 x 4'11 (1.45m x 1.50m)

Skylight window, WC, wash hand basin with tiled splash backs. Shower cubicle with glass door and screen with a plumbed shower, heated towel rail and tiled flooring.

First floor

Stairs rise up from the entrance hall with traditional wooden hand rail and spindles.

Landing

Split level landing with wooden Bannister, radiator and stairs leading to bedroom four.

Bedroom One 17'5 max x 13'11 max into bay (5.31m max x 4.24m max into bay)

Double glazed wood sash bay and a half window to the front aspect with half rise fitted plantation shutter. Vertical column radiator.

Bedroom Two 11'6 x 11'3 max (3.51m x 3.43m max)

Double glazed PVC window to the rear, radiator.

Bedroom Three 11'7 max x 10'8 max (3.53m max x 3.25m max)

Double glazed window to the rear, radiator.

Bathroom 15'1 max x 6'11 max (4.60m max x 2.11m max)

Double glazed obscure PVC windows to the side. Wash hand basin, wet room style walk-in shower with a glass splash back screen, plumbed 'drench' raindrop shower head and separate shower head attachment. Free standing bath with up pipe central mixer tap and shower head attachment. WC, bidet, radiator with heated towel rail combination. Tiled flooring with electric under floor heating and tiled walls. Spot lights and extractor fan.

Bedroom Four 17'10 max x 14'7 max (5.44m max x 4.45m max)

Stairs rise from the first floor landing with wooden hand rail and

spindles. Double glazed skylight window to the rear. Storage into the eaves, gas radiator. Floor to ceiling height is 8'11 max.

Outside

Rear

Enclosed rear garden with stone and brick walls, slate paved patio and slate chippings. Pedestrian gate for rear access, timber frame storage shed, wood store and outside security light. Selection of raised and low flower borders with mature shrubs and trees.

Front

Low rise stone wall to front with wrought Iron railings and wrought Iron gate. Path to the front door. Hedge to one side, mature trees and shrubs.

