



Quentin Street, Cardiff

Offers In The Region Of £300,000

HARRIS & BIRT



Welcome to this mid-terrace house located on Quentin Street in the heart of Cardiff. The property boasts two reception rooms, perfect for entertaining guests or simply relaxing. With three cosy bedrooms and a loft room, there is ample space for a growing family or for those who enjoy having a home office or guest room. To the outside there is an enclosed rear garden and garage accessible from the rear lane.

Located on a quiet and pleasant street, this property offers a tranquil retreat while being conveniently close to a myriad of local amenities, including shops, cafes, and parks. The University Hospital of Wales is just a stone's throw away, and the City Centre is easily accessible, making this location ideal for both professionals and families. Quick and easy access to the A48/M4 link further enhances the property's connectivity.

Accommodation

Ground Floor

Entrance Hall 3'1" x 10'6" (0.94m x 3.20m)

Tiled flooring. UPVC Double glazed front door. Skimmed walls and ceiling. Stairway to first floor.

Living Room 14'1" x 11'8" (4.29m x 3.56m)

UPVC double glazed window to front elevation. Skimmed walls and ceiling. Carpeted flooring. Radiator.

Reception Room 10'8" x 10'6" (3.25m x 3.20m)

Currently in use as bedroom but a flexible room that could be used for various functions. UPVC double glazed windows to rear elevation. Skimmed walls and ceiling. Tiled flooring. Radiator. Small understairs cupboard.

Kitchen 8'7" x 9'8" (2.62m x 2.95m)

Range of wall and base units features include: gas oven and hob. space for fridge/freezer, washing machine, one and a half size sink and drainer. Tiled splash back walls with skimmed walls above. Skimmed ceiling LED spotlights. UPVC double glazed window to the side elevation. Radiator. Door leading to bathroom.

Inner Hall/Utility

UPVC double glazed window to side elevation, Tiled flooring, various low level cupboards. Door leading to rear garden.

Bathroom 7'0" x 5'7" (2.13m x 1.70m)

Three piece suite in white comprising panelled bath unit with hot and cold mixer tap and electric shower, pedestal wash hand basin and low level WC. Tiled walls around bath. half skimmed walls and skimmed ceilings. Velux window. Radiator.

Landing 5'3" x 8'9" (1.60m x 2.67m)

Carpeted flooring with access to all first floor rooms

Bedroom One 14'1" x 10'4" (4.29m x 3.15m)

Two UPVC double glazed windows to front. Skimmed walls and ceiling. Radiator. Carpeted flooring.

Bedroom Two 8'7" x 11'10" (2.62m x 3.61m)

UPVC double glazed windows to rear. Skimmed walls and ceiling. Radiator. Carpeted flooring.

WC

Tiled flooring. Corner Sink. Skimmed walls and ceiling. Low level WC and extractor fan.

Bedroom Three 8'7" x 8'7" (2.62m x 2.62m)

UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Carpet flooring. Radiator. Pendant ceiling light.

Loft Room 14'1" x 16'11" (4.29m x 5.16m)

Carpeted flooring. Two velux windows. Spotlit ceiling. Radiator. Storage space under the eaves.

Outside

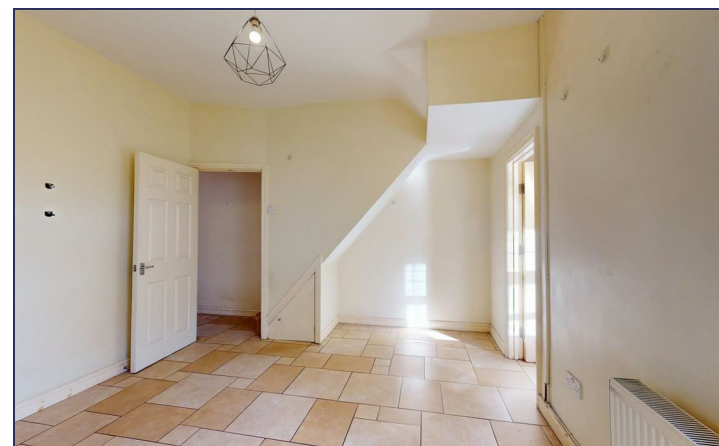
The garden is private with an area of patio slabs ideal for outdoor dining. Close boarded fencing and walls and steps to garage.

Services

Mains connected gas, electricity, water and drainage.

Directions

From our office 359 Caerphilly Road travel on Caerphilly Road heading south, join North Road, take the 2nd left turning at the flyover roundabout onto Whitchurch Road A469 and then it's 2nd right onto Maitland Street and 2nd left onto Quentin Street.







GROSS INTERNAL AREA
 FLOOR 1: 474 sq.ft, FLOOR 2: 402 sq.ft, FLOOR 3: 68 sq.ft
 TOTAL: 944 sq.ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

