

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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CHARLOTTE STREET

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, CF64 2JX - £279,000

Located in popular side road you will find this spacious mid terrace. Superb starter home well placed for great Primary School - Cogan Primary plus local shopping facilities, train station, leisure center with indoor swimming pool plus Tesco supermarket. Briefly comprising entrance porch, hall, lounge through sitting room plus over 20' fitted kitchen with room for dining table & chairs and built in oven & hob. To the first floor there are 3 bedrooms - 2 doubles with the master having the benefit of built in mirrored wardrobes and completing the accommodation a stylishly appointed modern bathroom - shower. Complimented with upvc double glazing and gas central heating. At the rear an enclosed garden with artificial lawn. Viewing highly recommended to appreciate the size and position.

 3 bedroom(s)  1 bathroom(s)  1004.00 sq ft

## PORCH

Enter via a upvc door, tiled floor.

## ENTRANCE HALL

Laminate floor, stairs rise to the first floor.

## LOUNGE SITTING ROOM

7.04m max x 3.43m max (23'1" max x 11'3" max)

Through living room with windows to front and rear, TV point, telephone point, feature brick fireplace, laminate flooring.

## KITCHEN DINING

6.27m x 2.87m max (20'7" x 9'5" max)

Impressively spacious room with space for dining table & chairs, fitted with a range of wall and base units with round edge worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs plus breakfast bar divide, windows to side and rear plus door leading into the garden, built in oven & hob, space for fridge/freezer, plumbed for washing machine, under stairs cupboard, wall mounted combination boiler.

## FIRST FLOOR LANDING

Access to all rooms plus access to the loft.

## BEDROOM 1

4.57m max x 3.30m (15' max x 10'10")

Master double bedroom, 2 windows to front, floor to ceiling triple wardrobe - mirrored sliding doors.

## BEDROOM 2

3.28m x 2.90m max (10'9" x 9'6" max)

Double bedroom, window to rear.

## BEDROOM 3

2.72m x 1.96m max (8'11" x 6'5" max)

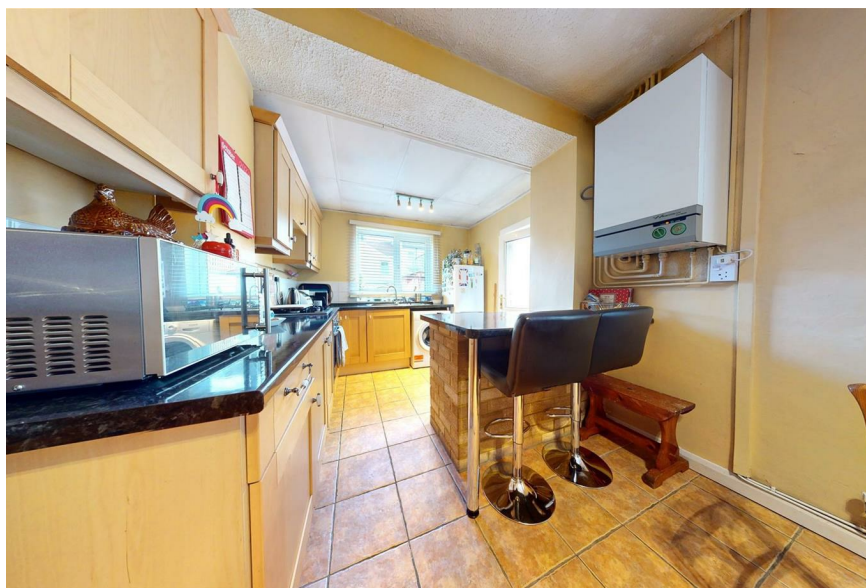
Single bedroom, window to rear.


## BATHROOM

Modern white suite comprising a panel P shape bath with electric shower over & glass screen and upvc clad surround, pedestal wash hand basin and close coupled wc, window to side.

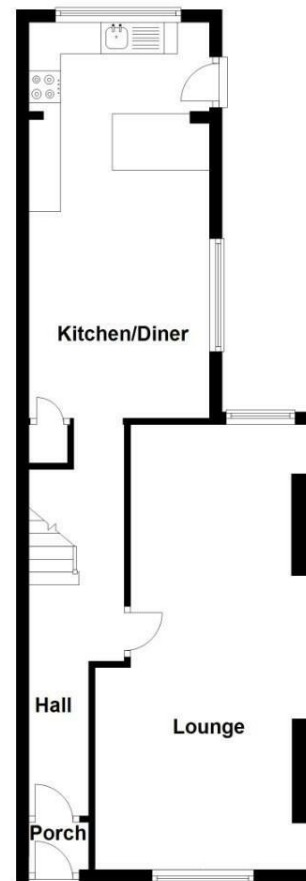
## GARDEN

Enclosed rear garden - boundary wall, artificial lawn with patio area.

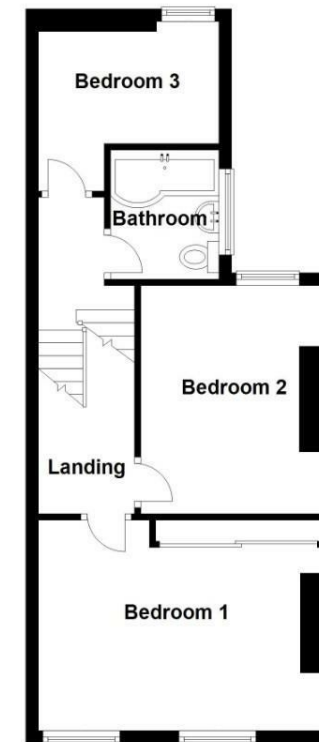


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**Ground Floor**  
Approx. 49.8 sq. metres (535.9 sq. feet)



**First Floor**  
Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 93.3 sq. metres (1004.5 sq. feet)