



**Lisvane Street, Cathays Cardiff CF24 4LJ**

**welcome to**

## **Lisvane Street, Cathays Cardiff**

NO CHAIN! A traditional mid terraced home, in need of modernisation, set in the sought after location of CATHAYS, Cardiff. The property briefly comprises entrance hallway, lounge, dining room, reception room three, and fitted kitchen to the ground floor. Internal Viewing Recommended!

### **Ground Floor**

#### **Entrance Hall**

Double glazed PVC front door, radiator, carpeted floor, access to:

#### **Lounge**

12' 11" max x 10' 3" max ( 3.94m max x 3.12m max )  
Double glazed bay window to front aspect, breast wall with electric fire, original features including plaster coving and ceiling rose, single light fitting, carpeted floor

#### **Dining Room**

11' 10" max x 13' 10" max ( 3.61m max x 4.22m max )  
Double glazed window to rear aspect, breast wall with gas fire and built in storage cupboard in right hand side alcove, radiator, single light fitting, part carpeted and part vinyl flooring, access to Reception Room 3

#### **Reception Room Three**

11' 6" Max x 8' 9" Max ( 3.51m Max x 2.67m Max )  
Double glazed window to side aspect, tongue and groove timber wall panelling, radiator, single light fitting, carpeted floor, built in storage cabinet and access to:

#### **Kitchen**

9' 5" max x 8' 9" max ( 2.87m max x 2.67m max )  
Double glazed window to rear aspect, double glazed PVC back door to side aspect, sloping ceiling, single light fitting, part tiled walls, tiled floor, fitted kitchen with gas hob, electric oven and space for washing machine

### **First Floor**

#### **Landing**

Carpeted stairs and landing, fitted cupboard for storage on landing, loft hatch and door providing access to:

#### **Bedroom One**

11' 11" x 10' 2" ( 3.63m x 3.10m )  
Two double glazed windows to front aspect, radiator, single light fitting, fitted wardrobe, fitted dresser and carpeted floor

#### **Bedroom Two**

11' 10" max x 8' 6" max ( 3.61m max x 2.59m max )  
Double glazed window to rear aspect, breast wall with fitted storage cupboards in alcoves, fitted cupboards over area for double bed, radiator, single light fitting, carpeted floor

#### **Bedroom Three**

6' 6" x 5' 10" ( 1.98m x 1.78m )  
Double glazed window to side aspect, single light fitting, carpeted floor

#### **Bathroom**

8' 10" max x 4' 11" max ( 2.69m max x 1.50m max )  
Double glazed window to rear aspect, built in storage cupboard with water tank, electric shower with wet room style walk in area, WC, basin, radiator, part tiled walls extractor fan

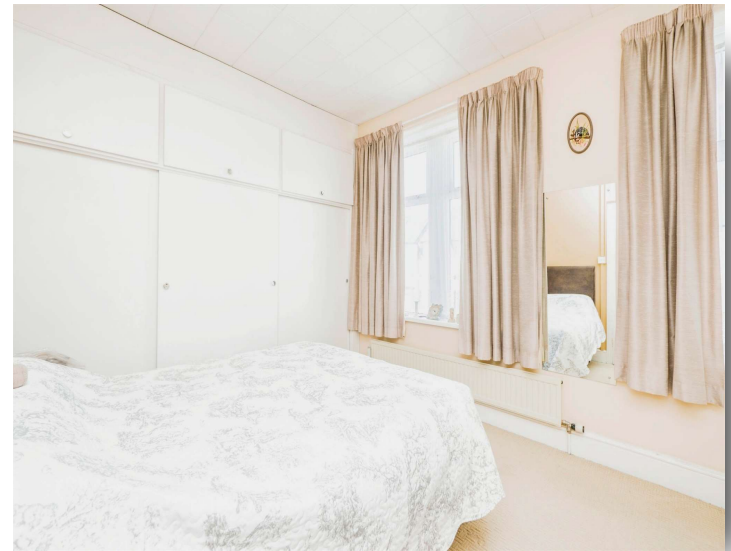
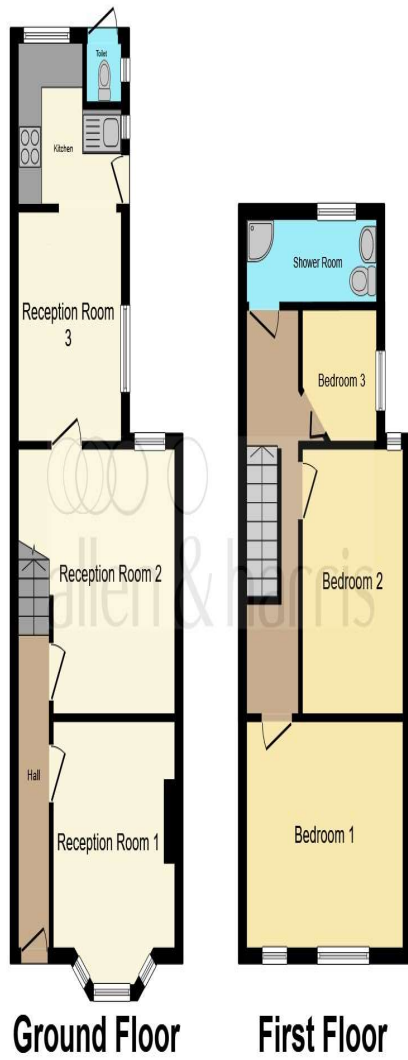
### **Outside**

#### **Front Forecourt**

Paved to front

#### **Rear Garden**

Paved rear garden, planted flowerbed to one side, outside toilet with door, outside tap, metal shed, gated rear access



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**  
**Lisvane Street,**  
**Cathays Cardiff**

- Traditional Mid Terraced Home
- Three Bedrooms
- Separate Lounge
- Dining Room
- Reception Room Three
- Fitted Kitchen
- First Floor Bathroom

Tenure: Freehold EPC Rating: E  
offers in excess of

**£220,000**



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Property Ref:  
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