



Florentia Street, Cathays Cardiff CF24 4PE

welcome to

Florentia Street, Cathays Cardiff

A TWO DOUBLE BEDROOM with LOFT ROOM traditional mid terraced home, set in the sought after location of CATHAYS, Cardiff. The property is within walking distance of local shops, schools and bus routes. The property further benefits from gas central heating and enclosed southerly facing rear garden.

Ground Floor

Entrance

Via a composite front door into:

Porch

Quarry tiled flooring and door providing access to:

Lounge Area

13' 11" Max x 9' 7" (4.24m Max x 2.92m)

Double glazed window to front aspect, feature fireplace, built in cupboard housing gas/electric meters, space for TV and storage shelf, radiator and opens to:

Kitchen/ Dining Area

13' 7" Max x 10' 8" (4.14m Max x 3.25m)

Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink and drainer unit, space for cooker, breakfast bar area, stairs rising to first floor, understairs storage space, tiled splashback, quarry tiled floor, powerpoints, double glazed window to rear aspect and door to:

Inner Hallway

Double glazed door providing access to rear, shelving and storage housing space for washing machine, wall mounted combi boiler and door to:

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, WC, wash hand basin, built in storage cupboard and double glazed obscure window to rear aspect.

First Floor

Landing

Loft access and doors providing access to both bedrooms.

Bedroom One

13' 11" Max x 9' 10" (4.24m Max x 3.00m)

Two double glazed windows to front aspect, radiator and powerpoint.

Bedroom Two

11' 4" x 8' 7" Max (3.45m x 2.62m Max)

Double glazed window to rear aspect, radiator and powerpoint.

Second Floor

Loft Room

12' 3" to breast x 8' 2" (3.73m to breast x 2.49m)

Restricted Head Height: Two Velux windows to rear aspect, feature brick chimney breast wall and powerpoint.

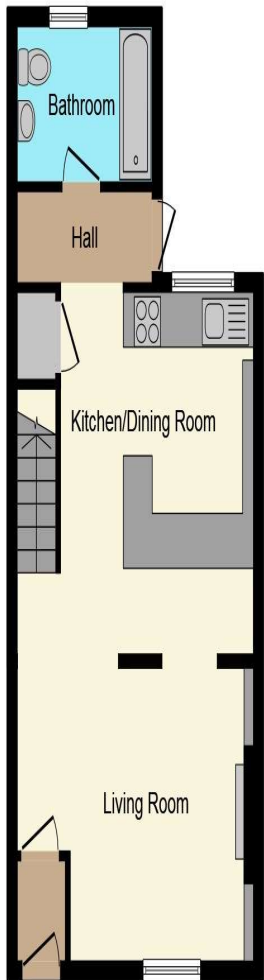
Outside

Front Forecourt

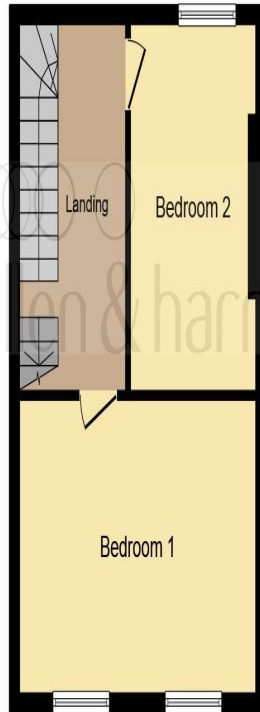
Tiled path leading to front entrance.

Rear Garden

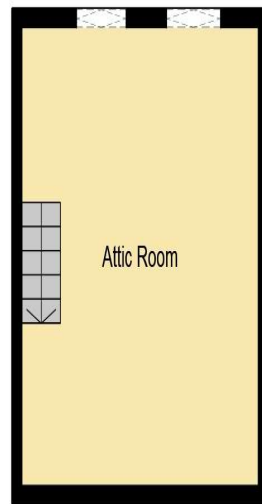
Enclosed, southerly facing, mainly laid to lawn with mature shrubs. Shed/Workspace to remain.



Ground Floor



First Floor



Second Floor

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



welcome to
Florentia Street,
Cathays Cardiff

- Traditional Mid Terraced Home
- Two Double Bedrooms
- Lounge Area
- Fitted Kitchen/ Dining Area
- Inner Hallway
- Ground Floor Bathroom
- Front Forecourt and Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

£240,000



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Property Ref:
ROA112327 - 0008

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