



hrt
herbert r thomas

32 Diamond Street,
Cardiff, CF24 1NR

hrt.uk.com

32 Diamond Street

Asking price **£250,000**

A spacious three-bedroom mid-terrace family home, situated on a non-through road, with easy access to the City Centre.

Three bedroom mid terraced family home.

Well presented and deceptively spacious accommodation

Large open plan Lounge/dining room.

Fitted kitchen with integrated oven and hob.

Ground floor family bathroom

Three double bedrooms to 1st floor

Enclosed landscaped rear garden

Convenient location with easy access to city Centre.

Ideal first time Buyers family home.

Viewings highly recommended



A spacious three-bedroom mid -terrace family home, situated on a non-through road, with easy access to the City Centre.

An obscure glass panel door with fan light above leads into the ENTRANCE HALL. A further door leads into the spacious open plan LOUNGE/DINING ROOM, which is dual aspect with windows to front and rear. Within the LOUNGE are fitted base units and wall mounted display shelving in the recesses of the original chimney breast. Stairs rise to 1st floor accommodation. High-quality laminate wood flooring which continues into: The KITCHEN with glazed door and window to side gives

access and views into the rear garden. Fitted range of base and wall mounted units with oak effect role top work surface with splashback tiling over. Integrated oven with four burner gas hob above. Space and plumbing for washing machine and fridge/freezer. Wall mounted gas fire combination boiler.

The FAMILY BATHROOM has a white three-piece suite which includes: a panel bath with mixer tap with rainfall and handset shower over. Low-level WC and wash and basin with storage below. The room has ceramic tile flooring plus splashback tiling above the sink and bath.

The first floor LANDING with study area, has feature wood panelling to dado height and painted floorboards, a loft inspection point and doors into bedroom accommodation. BEDROOM ONE is a large double bedroom with two windows to front overlooking the roadside. BEDROOM TWO is also a comfortable double bedroom with window to rear with views into the garden. It has an original cast iron feature fireplace. BEDROOM THREE is dual aspect with windows to side and rear. It will house a double bed, but is currently presented as a dressing room.

To the rear is a landscaped enclosed garden with ornate gravel and flagstone laid pathways, which lead to a lawned garden, with deck patio. Raised shrub and flower borders. The garden is boarded by brick and stone walling, plus overlap with fencing.

AWAITING FLOORPLANS





Directions

From Cardiff City centre, travel east along Adam Street, proceed through the lights onto Moira Terrace. At the lights turn right onto Moira Place and continue onto Constellation Street and Pearl Street. As the road bears right, turn left onto Agate Street. Continue onto Diamond Street where No. 32 will be found on the right.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage.
Council Tax Band D
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.