



Talworth Street

| | Cardiff | CF24 3EH

Hern and Crabtree

TALWORTH STREET

Guide Price £255,000



This three bedroom mid terrace home is conveniently situated in Roath. Within walking distance of bus links and a wealth of amenities as well as everything the city centre has to offer this is a great location for those who want everything nearby. This property would make a great first time buy or investment.

The accommodation briefly comprises an entrance hall, living room, sitting room, dining room and kitchen. To the first floor there are three bedrooms, a bathroom and a separate WC. The property also benefits from an enclosed courtyard garden with rear lane access. Viewings are highly recommended and can be arranged via our Heath branch.

Entrance Hall

UPVC door to the front, radiator, stairs to the first floor, laminate flooring, doors to:

Living Room

13'7 max into bay x 11'6 max into recess

UPVC double glazed bay window to the front, radiator, laminate flooring, gas fire.

Sitting Room

12'0 x 10'0 max into recess

Radiator, laminate floor, door through to lean to.

Dining Room

13'8 max x 9'7

UPVC double glazed window to the side, radiator, laminate flooring, door through to kitchen.

Kitchen

9'7 x 6'6

Door to side offering access to the rear garden, UPVC single glazed window to the side. Fitted with a range of eye level and base units. Stainless steel sink unit. Archway through to an

extended part of the kitchen. Tiled floor.

Kitchen Continued

4'5 x 6'1

Double glazed UPVC window to the rear, space and gas point for cooker, space and plumbing for washing machine, space for tumble dryer. Tiled floor.

First Floor

Landing

Split level landing, loft access hatch, fitted carpet, doors to all rooms.

Bedroom One

15'2 max into recess x 11'2

Two UPVC double glazed windows to the front, radiator, fitted carpet.

Bedroom Two

12'0 x 9'7 max into recess

UPVC double glazed window to the rear, radiator, laminate flooring.

Bedroom Three

12'4 max x 9'7 max

UPVC double glazed

window to the rear, radiator, airing cupboard housing 'Vailant' combination boiler.

Bathroom

UPVC double obscure glazed window to the side, radiator. Panelled bath with fitted power shower over, pedestal wash hand basin. Tiled walls and tiled floor.

WC

Separate WC with UPVC double obscure glazed window to the side. Close coupled WC, part tiled walls, tiled floor.

External

Front

Tiled forecourt.

Rear Garden

Tiled, planting borders, lane access to rear, outside cold water tap.

Additional Information

We have been advised by the vendor that the property is Freehold.

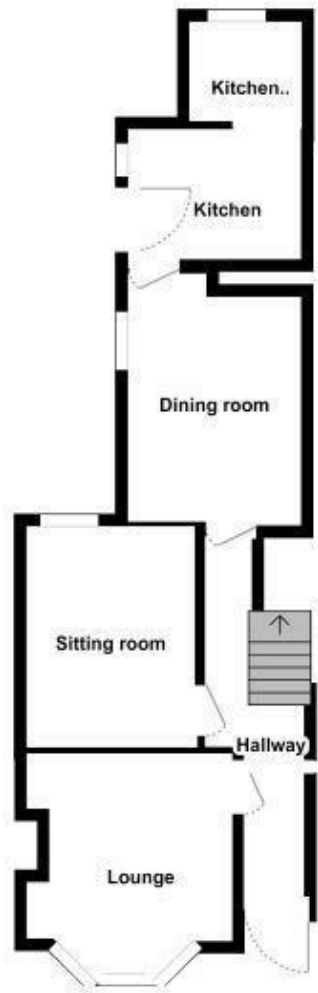
EPC - D

Council Tax Band - E



Call Hern & Crabtree to arrange a viewing on **02920 620 202**

<https://www.hern-crabtree.co.uk>



For illustration purposes only. Not to scale.

Ground Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 66 | |
| (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 | |



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<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.