



£290,000 Freehold

Cwmdare Street | Cardiff | CF24 4JY

Hern & Crabtree

Welcome to this three-bedroom terraced house located on Cwmdare Street in the vibrant city of Cardiff.

This property boasts a delightful open plan lounge/dining room, kitchen, three bedrooms and shower room.

One of the highlights of this property is the garden, providing a lovely outdoor space for enjoying a cup of tea in the morning or a summer barbecue. The property benefits from gated access to the lane.

Situated in the sought-after area of Cathays, this house offers not only a comfortable living space but also easy access to local amenities, schools, and transport links. Whether you're looking for a cozy family home or a place to start your property investment journey, this terraced house has the potential to be the perfect fit for you. Don't miss out on the opportunity to make this house your new home in Cardiff!



Entrance

Entered via a composite door to the front with a window over, into the hallway.

Hallway

Tiled flooring. Radiator. Stairs to the first floor.

Open Plan Lounge/Dining Room

Dining Room 11'3" x 9'8"

The dining room has a double glazed door giving access to the garden, a squared off arch to the kitchen and a squared off arch to the lounge, fitted shelving and cupboard with an alcove under the stairs. Wood laminate flooring runs through the dining room and lounge areas.

Lounge 12'3" x 10'5"

Double glazed bay window to the front with fitted plantation shutters. Laminate flooring. Vertical radiator and additional radiator. Picture rail. Coved ceiling.

Kitchen 12'9" x 8'4"

Double glazed window to the rear. Wall and base units with worktops over. Four ring gas hob. Integrated oven. Plumbed for washing machine. Space for dishwasher and/or tumble dryer. Space for fridge freezer. Wood laminate flooring. Concealed 'Ideal' combination boiler. One and a half bowl sink and drainer. Tiled splash backs. Radiator.

First Floor

Stairs rise up from the entrance hall.

Landing

Banister. Loft access hatch. Door leading to:

Bedroom One 13'10" max x 9'9" max

Two double glazed windows to the front. Radiator.

Bedroom Two 11'2 max x 8'7" max

Double glazed window to the rear. Radiator.

Bedroom Three 8'6" max x 7'5" max

Double glazed window to the rear. Radiator.

Shower Room

Double-glazed obscure window to the side. Corner shower quadrant with plumbed rain-drop shower and an additional shower mixer tap. Glass slide

back doors. W.C. Wash hand basin and vanity. Tiled walls. Vinyl floor. Heated towel rail.

Outside

Front

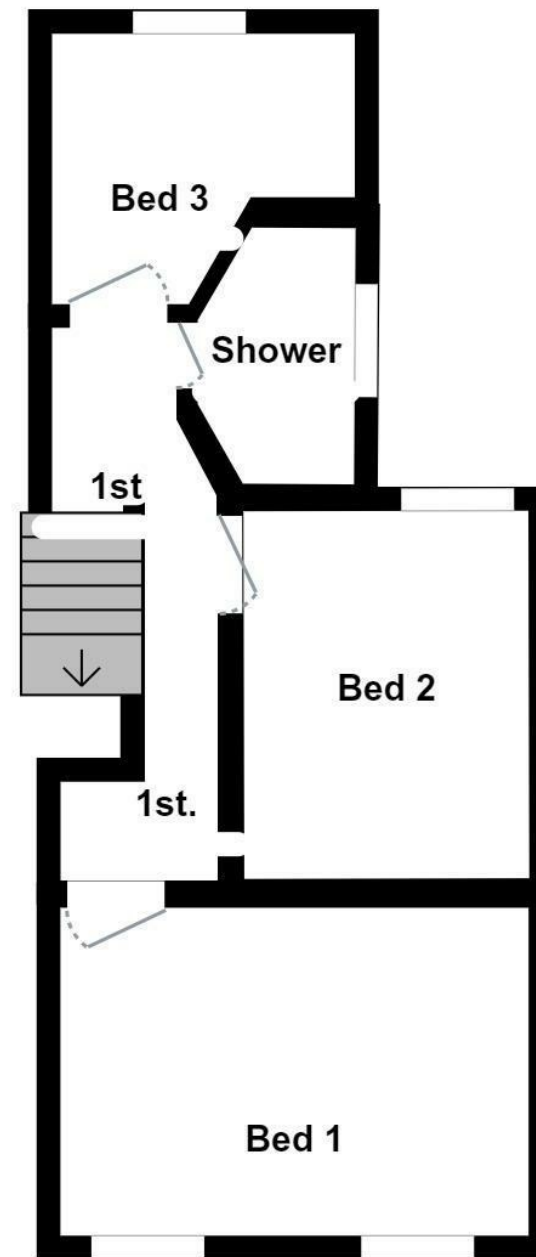
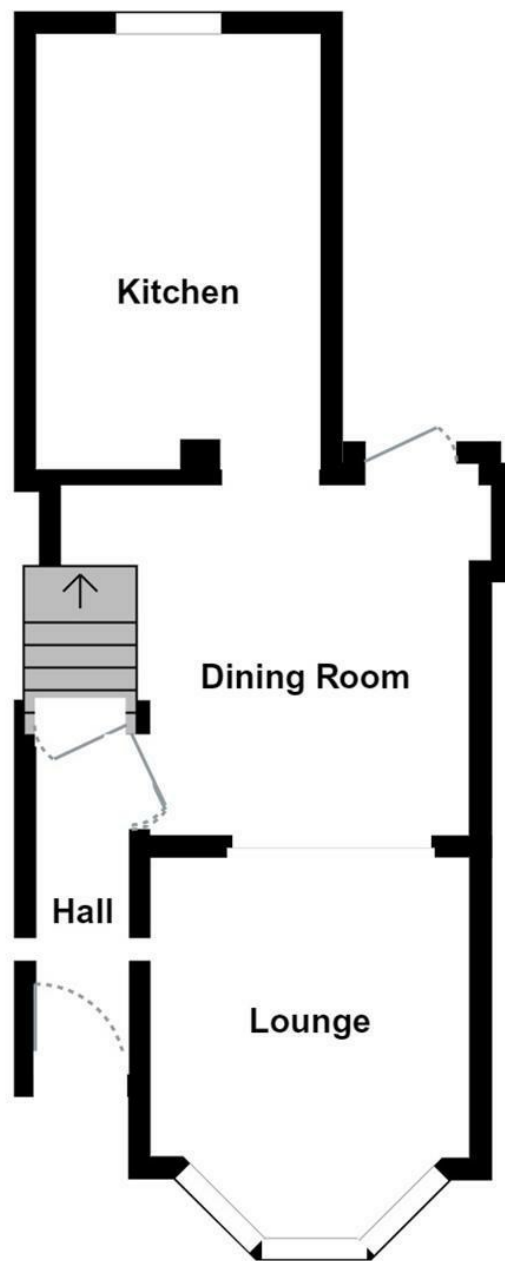
Front forecourt with a low rise wall.

Rear Garden

The rear garden offers stone chippings, stone wall, gate to the rear and mature trees.



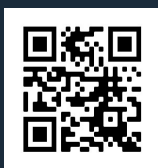
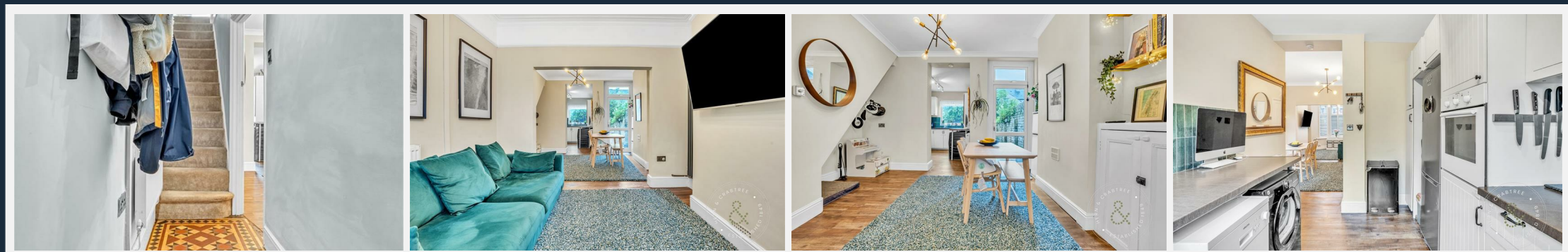




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		86	

England & Wales EU Directive 2002/91/EC



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