



£310,000 Freehold

Tewkesbury Place | Cardiff | CF24 4QU

Hern  
Crabtree

Welcome to Tewkesbury Place, a charming terraced house located in the heart of Cardiff. Situated in a vibrant neighbourhood, this house offers easy access to all the amenities Cardiff has to offer. Whether you fancy a leisurely stroll in the nearby Roath and Heath parks or a shopping spree in the bustling city centre, this location has it all including bus links nearby. The property is walking distance to the University Hospital of Wales.

This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for the whole family to unwind and rest comfortably. The property features a well-maintained bathroom, ensuring your daily routines are both convenient and enjoyable. The classic terraced design of the house exudes a traditional charm that is sure to make you feel right at home.

Don't miss out on the opportunity to make this lovely house in Tewkesbury Place your new home. Book a viewing today and experience the warmth and comfort this property has to offer.



### Entrance Hall

Storm porch to the front. Entered via a double glazed PVC door to the front with obscured glazed glass. Open hallway with tiled floor, stairs within sitting room that lead up to the first floor, radiator.

### Lounge 13'2 max x 9'7

Double glazed bay window to the front, door from hallway, radiator. Cast iron gas feature fireplace, coved ceiling, ceiling rose, purpose built storage and shelving to the alcoves. Storage cupboards.

### Sitting Room 11'8 max x 10'9 max

Double glazed window to the rear,

vertical radiator, cast iron wood burning stove set within the chimney breast with a slate hearth. Part open to the hallway, door to the kitchen diner. Purpose built storage fitted within the staircase.

### Kitchen Diner 9'5 x 18'3

Double glazed window to the side and to the rear. Wall and base units with wood worktops over, twin Belfast sink, plumbing for washing machine integrated dishwasher, four ring gas hob with cooker hood fitted over. Integrated oven, tiled floor, space for a condensing tumble dryer. Integrated fridge freezer, glass front cabinet built in. Vertical radiator, double glazed door to the garden.

### First Floor

Stairs rise up from the open entrance hall with wooden hand rail and spindles.

### Landing

Banister, coved ceiling, linen cupboard.

### Bedroom One 14'2 max x 13'4 max

Double glazed bay and a half to the front, picture rail, radiator.

### Bedroom Two 10'9 x 7'7 max

Double glazed window to the rear, radiator, feature cast iron fireplace. Loft access hatch.

### Bedroom Three 9'3 x 9'2

Double glazed window to the rear, cast iron feature fireplace, radiator, loft access hatch to the rear loft.

### Bathroom 6'2 x 8'7 max

Double obscure glazed window to the side. P-shaped bath with plumbed shower and separate shower mixer. Wash hand basin, vanity cupboard, Blue tooth, heated, light up mirror. WC, part tiled wall, tiled floor. Extractor fan, heated towel rail.

### External

#### Front

Front forecourt



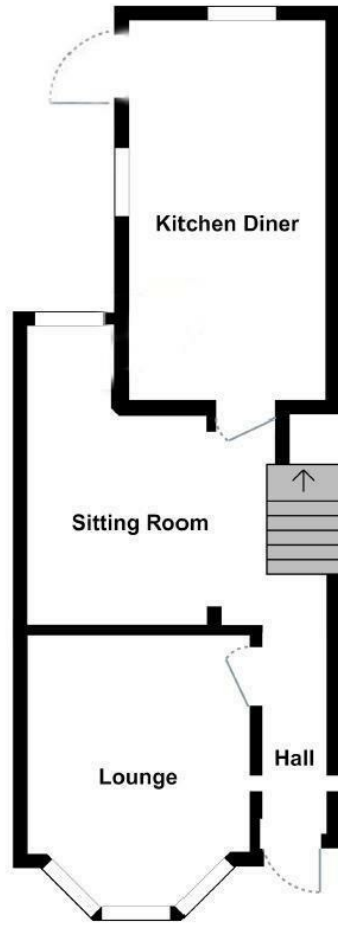
### Rear Garden

Enclosed rear garden with patio, lawn, decking, gate to rear lane access. Feature stone wall and timber trellis. Small side return offers potential for storage. Purpose built bin storage.

### Additional Information

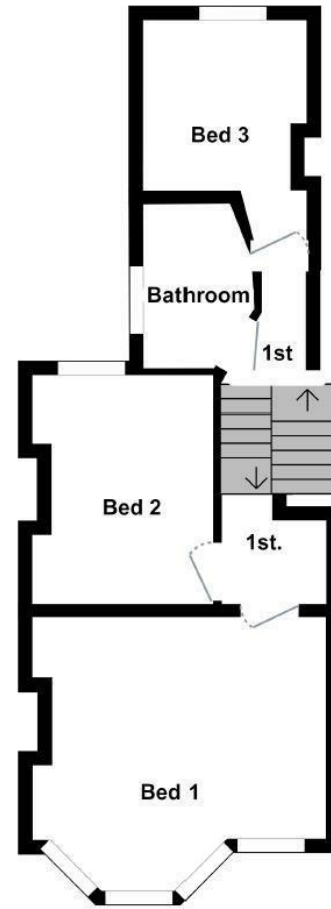
We have been advised by the vendor that the property is Freehold.  
EPC - To follow  
Council Tax band -





For illustration purposes only. Not to scale.

Ground Floor

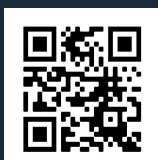
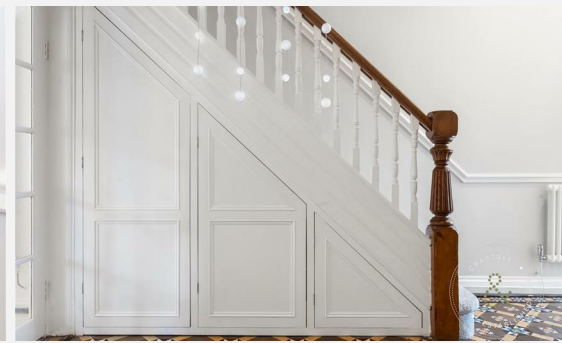
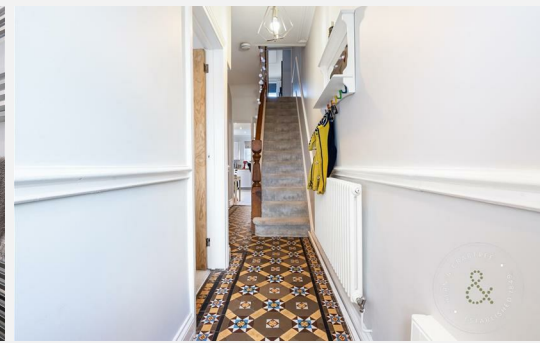


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First Floor

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		87
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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