



£325,000 Freehold

Cosmeston Street | Cardiff | CF24 4LQ



Welcome to this charming mid-terrace home on Cosmeston Street in Cardiff, offered to the market with no onward chain! Situated in a sought-after location, this house is brimming with period features that add character and charm. The property's proximity to the amenities and eateries of Whitchurch Road, Cathays Terrace, and Maindy Leisure Center ensures that you'll never be far from the action. For those working or studying at the University Hospital of Wales, the convenience of being nearby is truly unbeatable.

The accommodation briefly comprises an entrance hall with period tiled flooring, living room, dining room and kitchen to the ground floor. To the first floor there are three bedrooms making it perfect for a growing family or those in need of an extra space to work from home. Additionally, the enclosed rear garden provides a private outdoor space where you can relax and unwind after a long day.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the best of Cardiff living at Cosmeston Street!



Entrance Hall

Double obscure glazed composite door, obscure glazed window over and original single glazed stained glass window to the front. Period tiled floor, picture rail and dado rail. Radiator, stairs to the first floor with under stair storage area, doors to:

Living Room 15'2 x 11'10 max

Double glazed bay window to the front (currently with privacy film), coved ceiling, ceiling detail and picture rail. Fireplace surround, radiator. Laid to carpet.

Dining Room 13'0 x 11'9

Double glazed window to the rear.

Radiator, coved ceiling, picture rail, dado rail, door to kitchen. Laid to carpet.

Kitchen 19'11 x 9'4 max

Door from hallway and from dining room. Laminate flooring, wall and base units with work tops over, integrated four ring gas hob with cooker hood over, tiled splash back. Space for cooker. Space for fridge freezer. 1.5 bowl stainless steel sink and drainer with mixer tap. Radiator, double glazed windows to the side. Double glazed window to the rear and double glazed door to the garden. Space and plumbing for washing machine, integrated dishwasher. Storage cupboard.

First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles.

Landing

Doors to:

Bathroom 7'1 x 5'7 max

Double obscure glazed window to the rear. WC, wash basin, bath with plumbed shower over, part tiled walls. Radiator. Tiled floor.

Bedroom One 15'2 x 10'9

Double glazed bay window to the front, picture rail, radiator. Feature cast iron fireplace and tiled surround.

Bedroom Two 12'7 x 11'10 max

Double glazed window to the rear, picture rail, radiator, feature cast iron fireplace and tiled surround.

Bedroom Three 6'10 x 8'0

Double glazed window to the front, radiator. Loft access hatch.

External

Front

Brick wall, tiled forecourt, wrought iron gate and storm porch with wrought iron detailing

Rear Garden

Enclosed rear garden with paved path, lawn and timber frame shed. Mature planting.



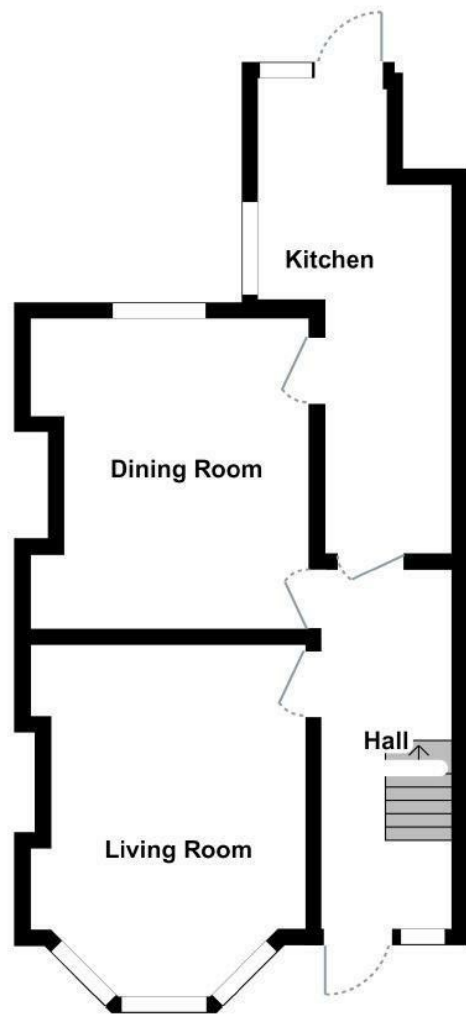
Additional Information

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

Council Tax Band - E

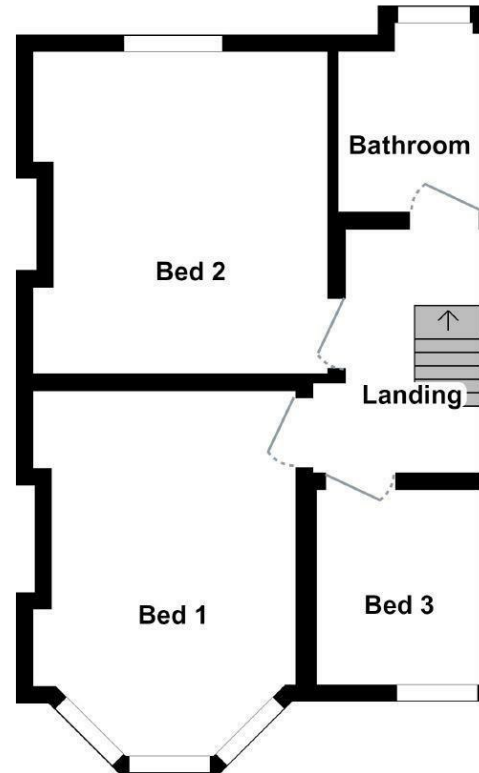
EPC - D





For illustration purposes only. Not to scale.

Main Floor



For illustration purposes only. Not to scale.

Upper 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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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