

Minny Street

CARDIFF, CF24 4ES

GUIDE PRICE £250,000

Hern &
Crabtree



Mিনny Street

This stylish and well-presented two-bedroom mid-terrace property is nestled on a quiet no-through road in the desirable area of Cathays. Offering a fantastic location, it is just a short walk from a variety of local amenities, bus links, and the vibrant city center, making it perfect for those seeking convenience and accessibility.

The property features a comfortable layout with well-proportioned rooms, two reception rooms, a kitchen, utility and WC to the ground floor. To the first floor are two bedrooms and a large bathroom. The property has the added benefit of an enclosed rear garden, providing a private outdoor space to relax and enjoy. Whether you're a first-time buyer or looking for a great rental opportunity, this property offers both comfort and practicality in a prime location.

- Mid Terrace
- Well presented
- Walking distance to amenities
- Enclosed rear garden
- Council Tax Band = E
- Two bedrooms
- Convenient location
- No through road
- EPC = D



991.00 sq ft

Entrance Hall

Entered via a composite door with obscure glazed panels. Coved ceiling, tile effect vinyl flooring, radiator, stairs to the first floor, under stair storage cupboard. Doors to:

Living Room

12'3 x 11'8

Double glazed window to the front, coved ceiling, ceiling rose, radiator, wood laminate flooring. Wood fireplace surround, cast iron backing and tiled hearth. Built-in storage cupboard and shelving.

Dining Room

11'6 x 9'7

Double glazed window to the rear, wood laminate flooring, radiator.

Kitchen

10'4 x 9'9

Double glazed window to the side, fitted with wall and base units with vinyl cover work tops over. Five ring gas 'Rangefinder' cooker. Stainless steel sink and drainer, space and plumbing for dishwasher. Tiled splash back. Wood effect vinyl flooring, radiator, combination boiler.

Utility Room

6'5 x 4'8

Double obscure glazed window to the rear, tiled walls, wood effect vinyl floor, radiator. Vinyl cover work surface, space and plumbing for washing machine and tumble dryer.

WC

3'10 x 2'8

Double obscure glazed window to the rear, WC, wash hand basin. Part tiled walls, wood effect vinyl flooring, radiator.

First Floor

Stair rise up from the entrance hall.

Landing

Coved ceiling, doors to:

Bedroom One

15'1 x 11'8

Two sets of double glazed windows to the front, radiator, fireplace area. Wood effect laminate flooring.

Bedroom Two

12'3 x 9'10

Double glazed window to the rear, radiator.

Bathroom

9'5 x 11'0

Large bathroom with double obscure glazed windows to the side and rear. Freestanding bath, WC, wash hand basin, shower, heated towel rail. Part tiled walls. Wood effect vinyl flooring.

External

Front

Onto street, no through road.

Rear Garden

Enclosed paved rear garden, storage area to the side, external cold water tap. Step to paved area, brick wall and timber fence enclosed. Storage shed, planting borders.

Additional Information

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

EPC = D

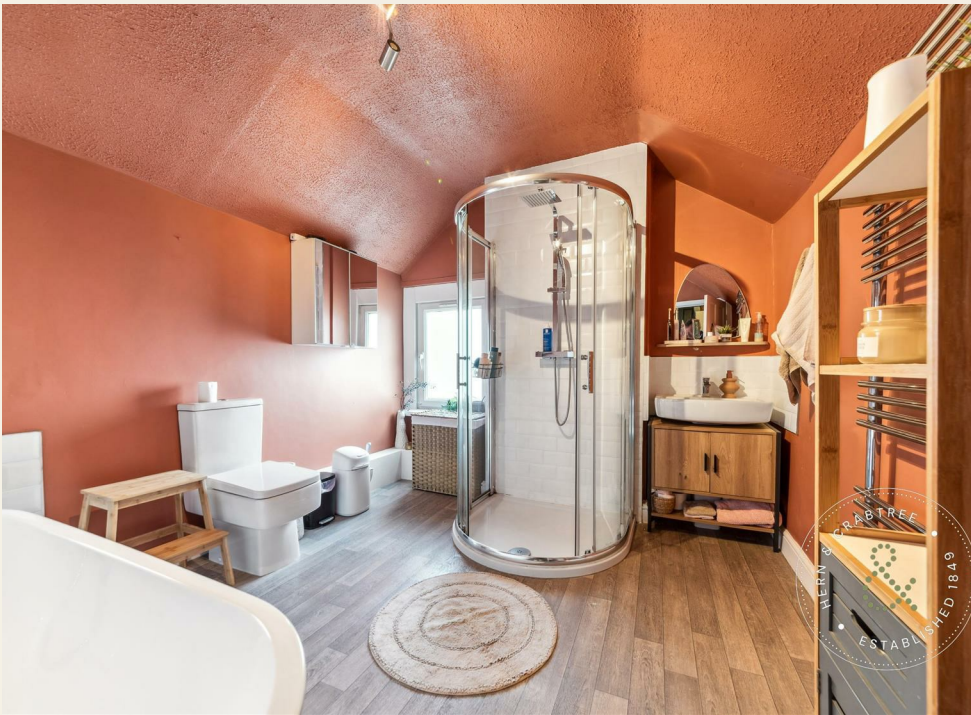
Council Tax Band = E

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested

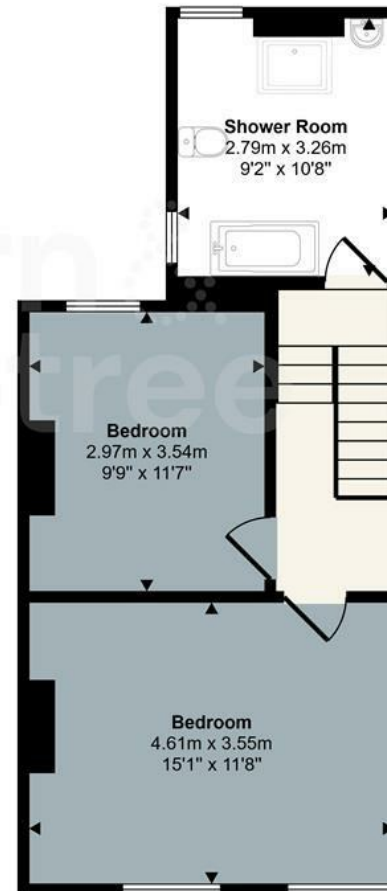
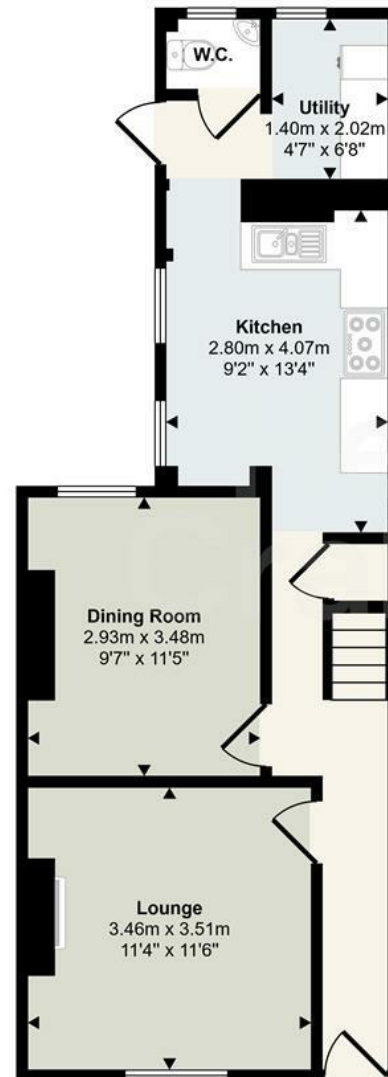
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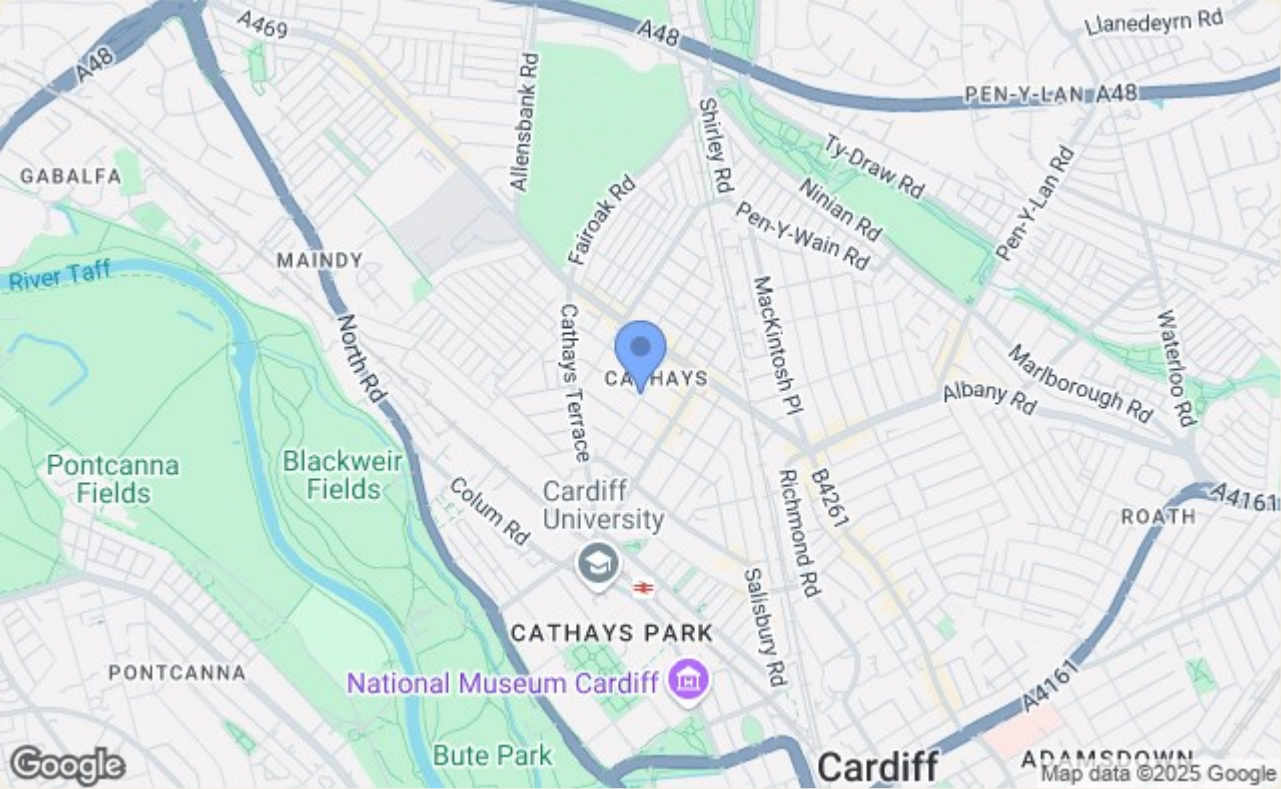


Approx Gross Internal Area
92 sq m / 991 sq ft

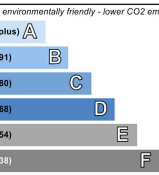


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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