

# Gwennyth Street

CATHAYS, CARDIFF, CF24 4PH

**GUIDE PRICE £179,950**

**Hern &  
Crabtree**





# Gwennyth Street

No Onward Chain. Offering Excellent Potential. Set on a popular street in Cathays, and close to the shops on Crwys Road, Gwennyth Street is a classic Cardiff terrace offering a blend of character and practical living space.

The lounge and kitchen create a sociable heart to the home, while the useful utility room and spacious ground-floor bathroom add everyday convenience. Two comfortable bedrooms are found on the first floor, one with built-in storage, and there is easy access to the loft for additional potential. The enclosed rear garden provides scope to create a private retreat, perfect for relaxing or entertaining. The property offers an opportunity for investment, first time buy or rental. The home is in need of full modernisation and central heating to be installed.

Cathays is one of Cardiff's most vibrant districts, known for its tree-lined avenues, independent cafés and the beautiful Roath Park with its ornamental lake and rose gardens. Local schools such as Albany Primary and Cardiff High are well regarded, and there is an excellent choice of nearby shops, bars and restaurants along Albany Road and Wellfield Road. Transport links are strong, with regular bus services into the city centre and quick access to the A48 and M4 for travel further afield. This location combines the buzz of city living with the charm of a close-knit community, making it a sought-after address for professionals and families alike.



**648.00 sq ft**

#### Entrance Hall

Entered via a double-glazed PVC door with a window above, the hallway features stairs to the first floor and a recessed storage area. A side window brings in natural light.

#### Lounge

A welcoming main reception room with a double-glazed window to the front and a central gas fireplace. A doorway leads directly into the kitchen.

#### Kitchen

Fitted with a range of base units, a sink and drainer, and space for appliances. A door opens to the utility room.

#### Utility Room

Includes a double-glazed window overlooking the rear and a glazed door giving access to the garden. A further doorway leads to the bathroom.

#### Bathroom

A spacious ground-floor bathroom with an obscure double-glazed window to the rear. Fitted with a WC, wash hand basin and bath, with an airing cupboard providing useful storage.

#### First Floor Landing

Approached via the staircase from the hall with wooden handrail, a double-glazed window to the front and access hatch to the loft.

#### Bedroom One

Double-glazed window to the front and fitted wardrobe.

#### Bedroom Two

Double-glazed window overlooking the rear garden.

#### Rear Garden

An enclosed rear garden providing a private outdoor space.

#### Disclaimer:

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been

provided by the seller and have not been verified by H&C.

Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





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