

Bruce Street

CATHAYS, CARDIFF, CF24 4PJ

GUIDE PRICE £270,000

**Hern &
Crabtree**

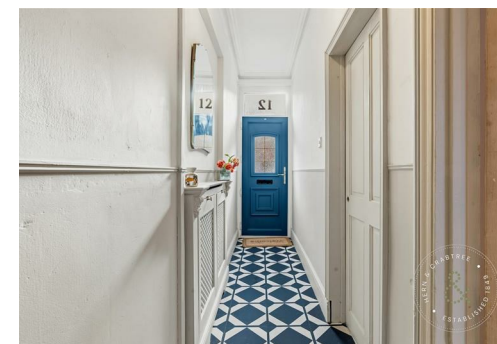


Bruce Street

Viewings from Saturday 15th Nov (pm). Set along one of Cathays' popular residential streets on the cusp of Roath, this beautifully presented mid-terrace home combines traditional craftsmanship with a warm, inviting atmosphere. Behind its handsome red brick façade lies a thoughtfully restored interior where period features meet tasteful modern updates. Each room has been sympathetically decorated in a palette of soft, neutral tones that accentuate the home's natural light and sense of calm. The open-plan living and dining spaces create a natural flow ideal for both daily life and entertaining, while the well-appointed kitchen opens directly to a pretty rear garden, offering a peaceful outdoor retreat.

Upstairs, two elegant double bedrooms retain their period charm with exposed brickwork and original flooring, balanced by the comfort of a spacious, well-fitted bathroom. The home's proportions, natural light, and coherent sense of design make it a truly special residence in this sought-after Cardiff neighbourhood.

Cathays is one of Cardiff's most vibrant and well-connected areas, beloved for its proximity to the city centre and its leafy streets of period homes. Bruce Street lies within walking distance of local cafés, independent shops, and the green open spaces of Bute Park and Roath Park. Excellent transport links connect the area to central Cardiff and beyond, while Cardiff University and the University Hospital of Wales are close by. Families and professionals alike benefit from nearby well-regarded schools and community amenities, making this an ideal location for those seeking both convenience and character in equal measure. Roath is one of Cardiff's most sought-after neighbourhoods, blending vibrant city living with a relaxed community feel. It's known for its tree-lined streets, characterful Victorian homes, and thriving café culture, with independent shops and restaurants adding charm and convenience.



834.00 sq ft

Entrance Hall

Entered via a double-glazed composite door with an inset obscure window and additional glazed panel above, the entrance hall welcomes you with a sense of charm and warmth. A curved ceiling, dado rail, and painted staircase rise to the first floor. Vinyl flooring extends through the hallway, which connects to both the living and dining rooms. A fitted radiator cover completes the space.

Living Room

A bright and inviting room featuring a double-glazed window to the front aspect. The focal point is an exposed chimney breast with a wooden mantelpiece and tiled hearth, complemented by exposed brickwork within the alcoves. Matching wood laminate flooring continues through to the dining area, enhancing the flow between the two spaces.

Dining Room

Open to the living room via a large arched opening, the dining room enjoys a double-glazed window overlooking the rear garden. There is an exposed chimney breast with feature tiling, shelving to both alcoves, and a fitted storage cupboard. A glazed period door provides access through to the kitchen.

Kitchen

The kitchen is fitted with a range of wall and base units topped with laminate work surfaces. Integrated appliances include a four-ring gas hob with an extractor hood over and an oven below. There is a ceramic single-bowl sink with a swan-neck mixer tap, space and plumbing for a washing machine, and room for a fridge freezer. The double-glazed window and door to the side aspect provide plenty of natural light. Period-style tiled flooring and a radiator complete this well-arranged space.

First Floor Landing

Stairs rise from the entrance hall to a painted wooden landing with matching balustrade. There is access to the loft, a linen cupboard, and doors to all rooms.

Bedroom One

A generous double bedroom with two double-glazed windows to the front aspect. The exposed brick chimney breast adds character, while alcoves on either side provide fitted hanging rails and storage. Finished with stripped and painted wooden floorboards and a radiator.

Bedroom Two

A comfortable double bedroom with a double-glazed window overlooking the rear garden. Features include a decorative cast-iron fireplace with tiled hearth, stripped and painted wooden flooring, and a radiator.

Bathroom

A well-proportioned bathroom with a double-glazed obscure window to the side aspect. Fitted with a bath and plumbed shower over, a classic wash hand basin, and WC. The room benefits from part-tiled walls, vinyl flooring, a radiator, and two large storage cupboards, one housing the gas combination boiler.

Outside

To the front, a small forecourt enclosed by a low brick wall with wrought iron railings and tiled pathway leads to the front door.

To the rear, a charming enclosed garden offers a paved patio, lawn, and a further seating area at the end of the garden. There are stone chippings, brick and stone boundary walls, and two former coal sheds—one fitted with power, lighting, and space for a tumble dryer, ideal for utility or storage use.

Tenure and Additional Information

We have been advised by the seller that the property is freehold.

Resident Permit Parking Available (subject to a fee).

Disclaimer

Property details are provided by the seller and not

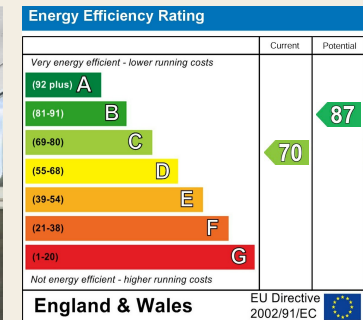
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