

£425,000 Freehold

Southey Street | Cardiff | CF24 3FP

Hern &
Crabtree

This charming period family home is located in a quiet no through road, with a great selection of amenities within walking distance and Cardiff city centre just 10 minutes away.

The well presented accommodation comprises an entrance hall, living room, study perfect for a home office, extended gym room, and a kitchen diner to the ground floor. To the first floor there are four bedrooms, and a family bathroom. The property also benefits from an enclosed rear garden as well as being in a conservation area, within walking distance Roath Recreation Grounds, Albany Road high street, Bute park and easy access to the M4. Viewings of this lovely property can be arranged via our Heath branch.



Entrance Hall

Entered via a wooden door with stained glass window over. Wood parquet flooring, obscure glazed window to the side, coved ceilings. Original cast iron radiator. Stairs to the first floor with banister and spindles. Under stair storage cupboard. Doors to:

Living Room 12'6 max x 12'5 max

Sash windows to the front, wood parquet flooring, coved ceiling, original working feature fireplace with stone hearth and slate mantle shelf.

Study 10'6 x 9'5

Coved ceiling, radiator, wood parquet

flooring. Set of french doors to the Gym room.

Gym 14'1 x 5'2

Extension with double glazed skylight windows, double glazed patio doors to the rear. Tiled floor.

Kitchen Diner 21'2 x 10'5

Double glazed windows to the side, double glazed patio doors to the rear garden. Coved ceiling, radiator.

Kitchen is fitted with matching wall and base units with wood work tops over. Ceramic Belfast sink with mixer tap and draining grooves, tiled splash backs. Space for cooker, extractor over. Space and plumbing for washing

machine and dishwasher. Cast Iron wood burning stove in the dining area. Wooden flooring. Larder cupboard.

First Floor

Stairs rise up from the entrance hall.

Landing

Double glazed windows to the side, radiator, loft access hatch. Airing cupboard housing a combination boiler. Doors to:

Bedroom One 12'8 x 9'1

Sash windows to the front, two built in wardrobes, radiator, two built-in wardrobes, wood flooring.

Bedroom Two 9'6 x 9'5

Double glazed window to the rear, built-in shelving, radiator, wood floorboards.

Bedroom Three 9'5 x 5'10

Sash window to the front, loft hatch, radiator, wood flooring.

Bedroom Four 12'0 x 7'10

Double glazed windows to the side, radiator, wood laminate flooring.

Family Bathroom 10'8 x 6'6

Double obscure glazed window to the rear, tiled walls and floor. Curved shower with plumbed shower, raindrop shower head and separate



shower head attachment. Claw foot, roll top slipper bath with mixer tap and shower attachment. Vanity unit with wash basin and storage. WC. Heated towel rail.

We have been advised by the vendor that the property is Freehold. EPC - Council Tax Band - F

External

Front

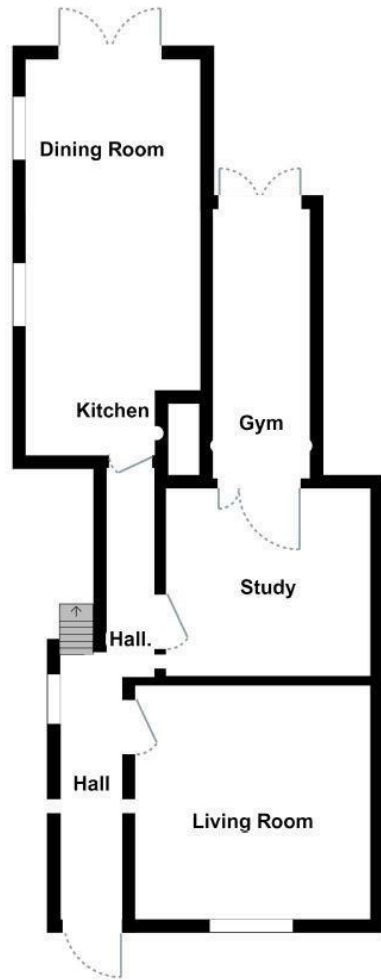
Paved front garden, slate chippings area, privacy hedging and wall to the front.

Rear Garden

Enclosed rear garden with lawn, timber shed, paved sitting area, purpose built summer house with double glazed doors and lighting. Mature trees.

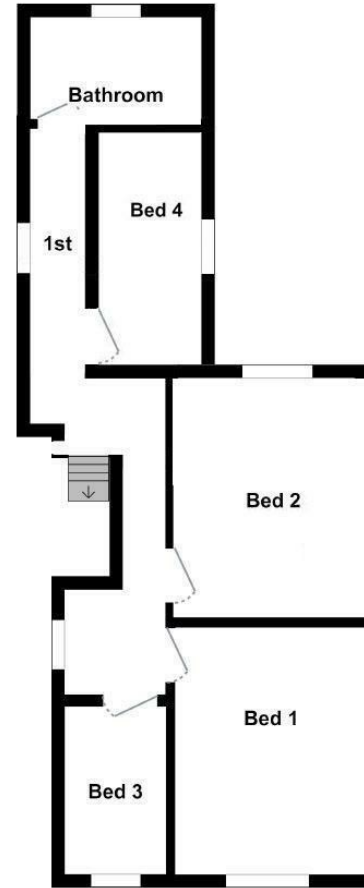
Additional Information





For illustration purposes only. Not to scale.

Ground Floor

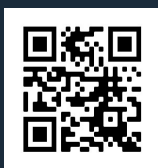
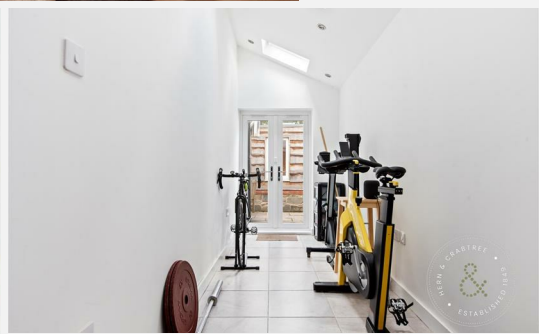
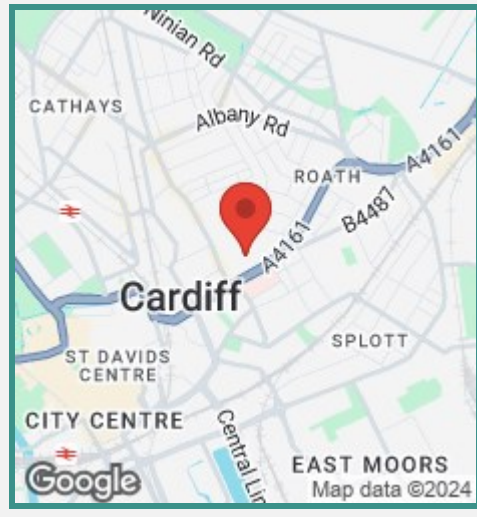
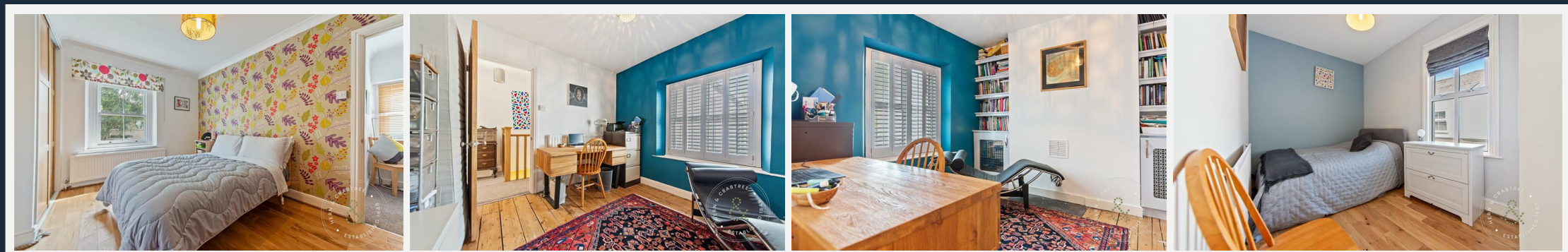


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1st Floor

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