



Preswylfa Street

| | Cardiff | CF5 1FS

Hern and Crabtree

PRESWYLFA STREET

Guide Price £425,000



A handsome three bedroom mid terrace located in a popular cul-de-sac in Canton. Beautifully presented throughout with an open plan kitchen to the rear of the property and a modern first floor bathroom. A working wood burner fireplace in the living/sitting room makes this space warm and cosy. Preswylfa Street is situated in a sought after road in the Canton area of Cardiff and close to Thompsons park, Chapter Arts centre and a huge range of attractive amenities including bars, restaurants, boutiques and shops. The property is also located within easy walking distance to the city centre of Cardiff.

The accommodation comprises: Hallway, living/sitting room, kitchen/diner. To the first floor there are three bedrooms and a family bathroom. An enclosed garden to the rear.

Front

Small forecourt garden. Low rise brick wall.

Storm Porch

Tiled sidings and flooring.

Entrance Hall

Enter via a double glazed composite door to the front elevation with window over. Stripped wooden flooring. Radiator. Dado rail. Concealed meter cupboards. Stairs rising up to the first floor.

Living/Sitting Room

25'0" max x 11'11" max
Double glazed composite bay sash windows to the front elevation. Glazed door to the rear garden with window over. Stripped wooden flooring. Radiators. Feature cast iron fireplace. Picture rail. Shelving into alcove. Ceiling rose.

Kitchen/Dining Room

20'3" max x 9'7" max
Double glazed window to the side elevation. Double glazed wooden door to the rear garden. Double glazed French doors leading to the rear garden. Wall and base units with wooden worktops over. One and a half bowl ceramic sink and drainer with mixer tap. Integrated fridge freezer. Integrated double oven and grill. Integrated five ring Smeg ceramic hob. Integrated slimline dishwasher. Plumbing for washing machine. Breakfast bar for seating. Tiled splashback. Radiator. Tiled flooring. Underfloor heating. Door to under stairs storage.

Landing

Stairs rising up from the entrance hall. Stripped wooden stairs with central carpet runner. Wooden handrail and spindles.

Matching wooden bannister. Dado rail. Airing cupboard. Main loft access hatch and additional small loft access hatch.

Bedroom One

14'7" max x 10'8" max
Double glazed composite sash windows to the front elevation. Stripped wooden flooring. Radiator. Ceiling rose. Shelving into alcoves.

Bedroom Two

10'4" max x 9'0" max
Double glazed window to the rear elevation. Radiator. Picture rail.

Bedroom Three

7'7" max x 9'8" max
Double glazed window to the rear elevation. Radiator. Storage cupboard with concealed gas combination boiler.

Bathroom

11'8" max x 6'6" max
Double glazed obscure

windows to the side elevation. W/C and wash hand basin. Roll top claw feet freestanding bath with mixer tap. Shower quadrant with shower mixer and rainfall shower head. Radiator and heated towel rail. Tiled flooring. Part tiled flooring. Underfloor heating. Extractor fan.

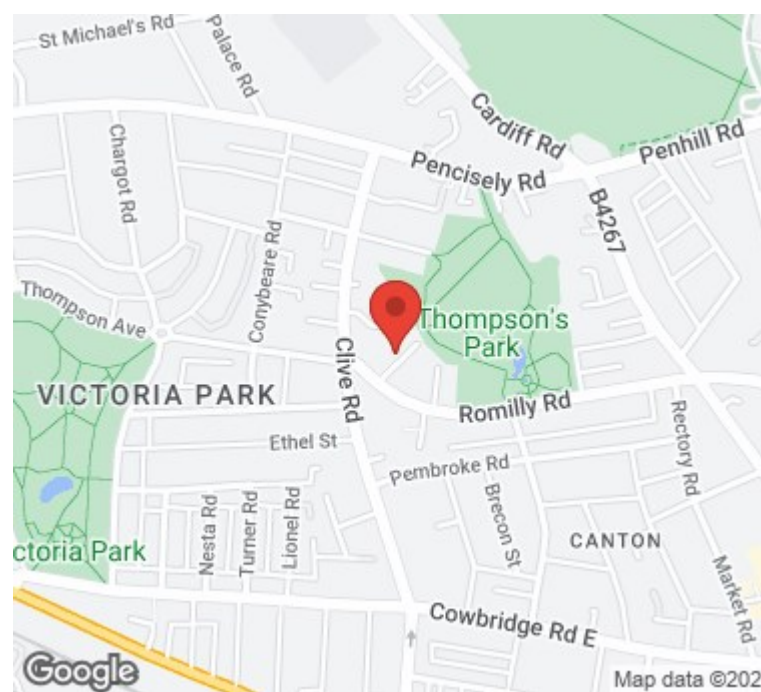
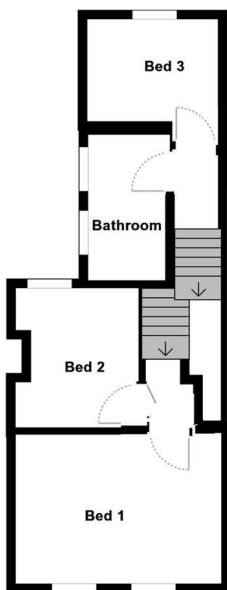
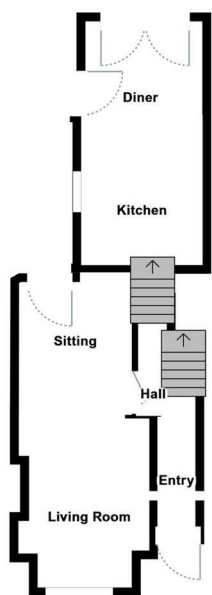
Garden

Enclosed rear garden. Part stone chippings. Part lawn. Mature shrubs and flower borders. Small side return. Outside light.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

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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.