



Egham Street

| | Cardiff | CF5 1FQ

Hern and Crabtree

EGHAM STREET

Guide Price £450,000

A wonderful bay-fronted house with loft conversion situated on an ever popular park-side street. This lovely home has an open plan living/ dining room, extended kitchen/diner, three first-floor bedrooms, a re-fitted bathroom and fourth bedroom/office on the second floor. The property has a West facing landscaped garden to the rear- perfectly placed for the afternoon sunshine, a forecourt to the front, and is well-placed within easy walking distance to the many parks and amenities that help to make the location so desirable.

To arrange your viewing, please contact the Pontcanna branch today!



Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Entrance Hall

Enter via a double glazed wooden door to the front elevation with window over. Wooden flooring. Radiator. Stairs rising up to the first floor. Understairs storage cupboard.

Living/Sitting Room

23'11" max x 10'1" max

Double glazed box bay window to the front elevation. Double glazed window to the rear elevation. Former serving hatch opening to the kitchen. Radiator. Vertical radiator. Coved ceiling. Cast iron feature fireplace. Storage cupboards and shelving into alcoves.

Kitchen/Dining Room

9'2" max x 23'5" max

Double glazed window to the side elevation. Double glazed door leading to the garden. Double glazed PVC French doors leading to the garden. Double glazed skylight window. Former serving hatch opening to the sitting area. Wall and base units with

wooden worktops over. Range gas cooker with tiled splashback and cooker hood over. Twin Belfast sink with mixer tap. Space and plumbing for washing machine and dishwasher. Space for American style fridge freezer. Radiator. Oak wooden flooring.

Landing

Stairs rise up from the entrance hall. Wooden stairs with carpet runner. Wooden handrail and spindles. Matching bannister. Stair rising up to the second floor. Small understairs storage. Radiator.

Bedroom One

15'1" max x 13'2" max

Double glazed box bay and a half window to the front elevation. Radiator. Coved ceiling.

Bedroom Two

10'6" max x 9'3" max

Double glazed window to the rear elevation. Radiator. Coved ceiling.

Bedroom Three

9'3" max x 8'6" max

Double glazed window to the rear elevation. Radiator. Loft access hatch.

Bathroom

8'1" max x 6'2" max

Double glazed skylight window. W/C and wash hand basin. Freestanding claw feet roll top bath with shower over and glass splashback screen. Heated towel rail. Part tiled walls. Tiled flooring.

Second Floor Landing

Stairs rise up from the first floor. Wooden handrail and spindles. Dog leg staircase.

Bedroom Four

12'5" max x 11'4" max

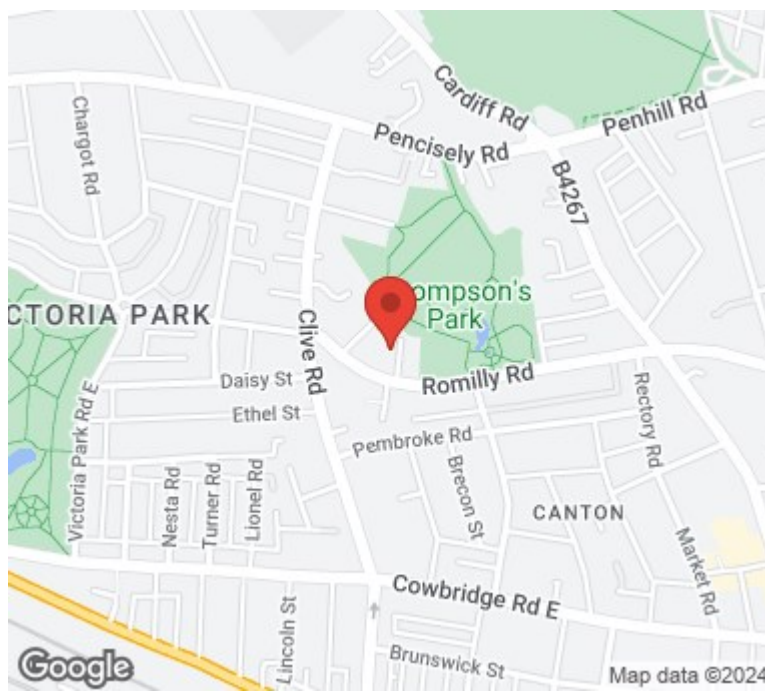
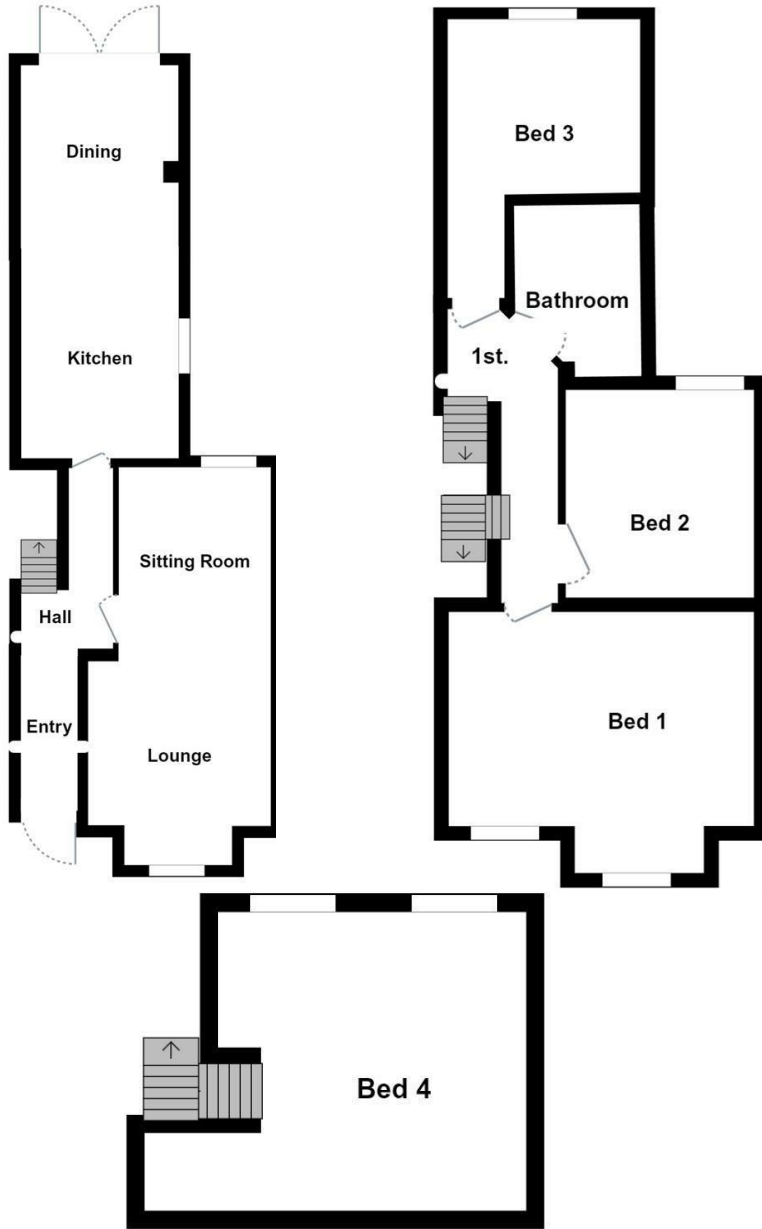
Two double glazed skylight windows. Storage into eaves. Radiator. Floor to ceiling height is 6'9" max.

Garden

Enclosed rear garden. Stone paved patio. Stone chippings. Mature shrubs and trees. Small side return.



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



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	
	79
62	
England & Wales	
EU Directive 2002/91/EC	



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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.