



Pearl Street

| Roath | Cardiff | CF24 1PP

Hern and Crabtree

PEARL STREET

Guide Price £190,000



A traditional mid terrace property offered for sale with no onward chain!

Occupying an enviable position on the outskirts of the City Centre and offering superb transport links to the A48 & M4 Motorway is this traditional terrace home, offering ample living space for all of the family.

Sold with no chain and perfectly suited to FTB's and families alike, this spacious abode offers well-presented accommodation, comprising the welcoming entrance hall, lounge, dining room, fitted kitchen with utility area, ground floor three piece family shower room and three generous-sized bedrooms on the first floor.

Viewings of the property come highly recommended!

Entrance Hall

Entered via a double glazed pvc front door, radiator, wood laminate floor, stairs to the first floor.

Lounge

11'6 x 12'9 max

Double glazed window to the front, radiator, laminate floor.

Dining Room

11'6 x 10'10 max

Double glazed window to the rear, radiator, laminate floor.

Kitchen

11' x 8'1

Double glazed window to the side and door to the rear garden, base units, four ring electric hob and oven, stainless steel sink and drainer, plumbing for a washing machine, doorway to a utility area and door to downstairs shower room.

Shower Room

8' max x 9'6 max

Double obscure glazed window to the rear, a wet room style with electric shower, w.c and wash hand basin, radiator,

First Floor Landing

Stairs rise up from the hall, radiator, linen cupboard, access to loft space.

Bedroom One

16'6 x 11'6

Twin double glazed windows to the front, radiator.

Bedroom Two

11'9 x 10'10 max

Double glazed window to the rear, radiator.

Bedroom Three

8'1 x 11'2

Double glazed window to the rear, radiator, airing cupboard with boiler. (capped off waste with potential to create bathroom)

Garden

Enclosed garden. (overgrown)

Tenure

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

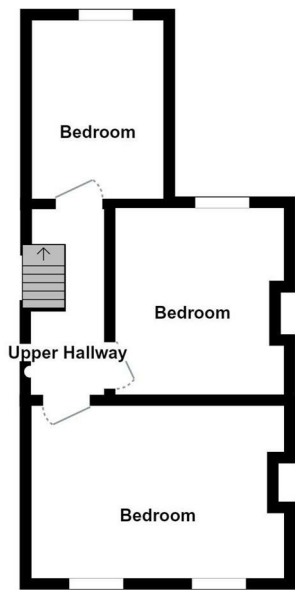
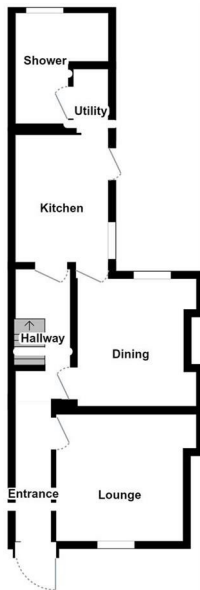
Disclosure of Interest

Disclosure of interest - this property is being sold by a relative of an employee of Hern & Crabtree.



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

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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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<https://www.hern-crabtree.co.uk>



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.