



Northumberland Street

| Canton | CF5 1NA |



NORTHUMBERLAND STREET

Guide Price £450,000

A stunning four bedroom bay-fronted family home perfectly placed for the bustling artisan cafés, bakeries, restaurants and boutiques that Canton and Pontcanna has on offer. The property is a short walk from Thompsons Park, Victoria Park, Chapter Arts Centre and provides easy access to the City Centre and M4 motorway links.

This handsome newly renovated home comprises of: Entrance hall, living room, kitchen/dining room, cloakroom, utility room and an enclosed rear garden completes the ground floor. The first floor hosts four spacious bedrooms and a family bathroom.

Please contact Hern and Crabtree Pontcanna for more information.



Front

Front forecourt garden.

Storm Porch

Tiled sills and flooring.

Entrance Hall

Enter via a traditional wooden glazed door to the front elevation with window over. Stairs rising up to the first floor. Understairs storage. Radiator. Doors give access to the living room, kitchen and in turn dining area and a ground floor utility room and cloakroom.

Living Room

Double glazed bay window to the front elevation.

Kitchen/Dining Room

Double glazed Bi-folding doors leading to the rear garden. Double glazed window to the side elevation. A brand new fitted kitchen. Radiator. Access to:

Utility Room

Space for further appliances. Access to:

Cloakroom

Double glazed window to the rear elevation. W/C and wash hand basin. Gas combination boiler. Radiator.

Landing

Stairs rising up from the entrance hall. Split level landing. Wooden handrail and spindles. Matching bannister. Fitted linen cupboard. Loft access hatch.

Bedroom One

Double glazed bay and a half window to the front elevation. Traditional feature fireplace. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the side elevation. Radiator.

Bedroom Four

Double glazed window to the rear elevation. Radiator.

Bathroom

Double glazed window to the side elevation. A brand new fitted

bathroom with a four piece suite comprising: freestanding bath, fitted shower cubicle, wash hand basin and WC.

Garden

Enclosed rear garden.

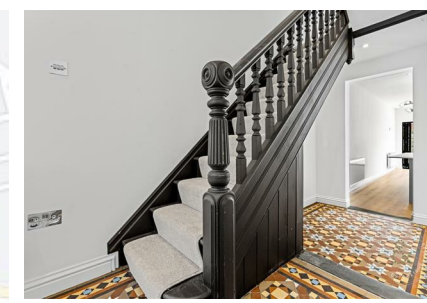
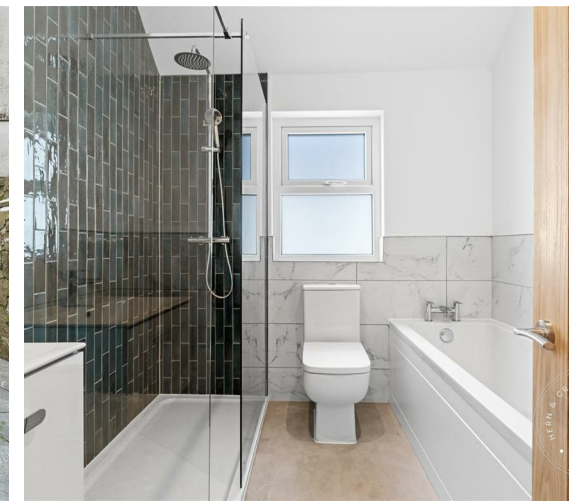
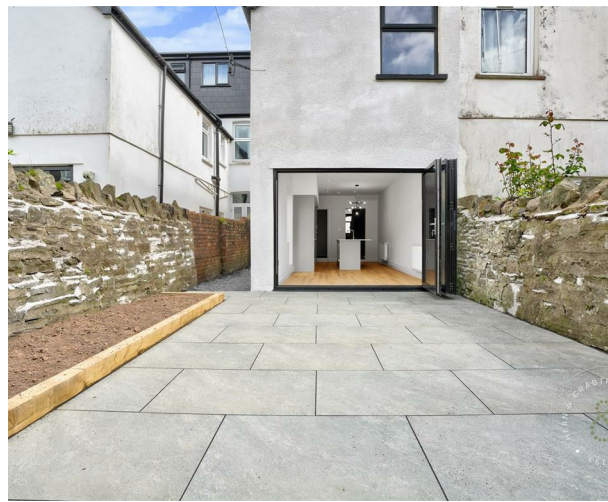
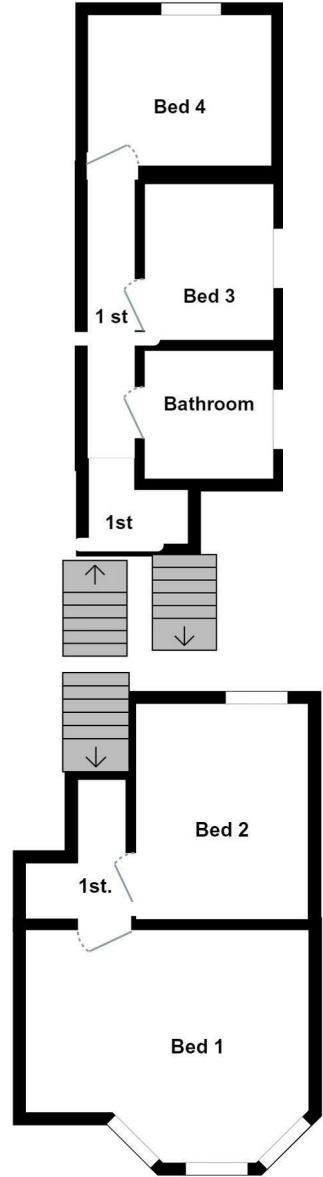
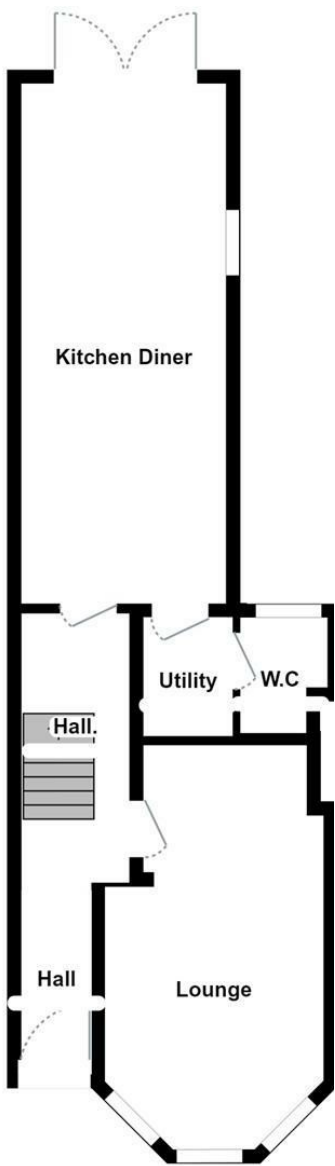
Additional Information

Back to brick refurbishment including new roof with 15 year guarantee, certified rewire & replumb, new boiler with 10 year guarantee, new upvc windows and doors throughout, bi-folding doors to the rear garden, new internal doors throughout, new kitchen including wine fridge and white goods, new bathroom including thermostatic shower.



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		87
(81-91) B		72
(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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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.