



Glynne Street

| Pontcanna | CF11 9NS

*Hern and Crabtree*

# GLYNNE STREET

Guide Price £290,000

This stunning mid-terrace home occupies an enviable position on the Pontcanna/Canton border and is within walking distance of all of the delightful shops, bars, bakeries & deli's that the highly sought-after surrounding area has to offer.

This much loved home has been much improved by the current owner and offers well presented accommodation throughout and comprises the welcoming entrance hall, generous sized cosy living/dining room, the integrated kitchen with spaces appliances, the gorgeous four piece bathroom suite and two double bedrooms.

Outside, the enclosed rear garden is laid to patio and decorated with a range of vibrant flowers, plants & shrubs, ideal for those summer evenings.

For further information please contact the Hern and Crabtree Pontcanna office.



## Entrance Hall

Enter via a traditional stained glass wooden door to the front elevation with window over. Dado rail. Tiled flooring.

## Living/Dining Room

13'10" max x 19'1" max

Enter via a glazed wooden door with window over. Double glazed window to the front elevation. Double glazed door to the rear elevation. Cast iron wood burning stove. Wood laminate flooring. Storage cupboard and shelving fitted into alcoves. Stairs rising up to the first floor. Understairs storage cupboard. Radiator.

## Kitchen

10'9" max x 6'11" max

Double glazed window to the rear elevation. Double glazed window to the side elevation. Base units with worktops over. Fitted shelving. Space for gas cooker. One bowl stainless steel sink and drainer with mixer tap. Space for fridge freezer. Plumbing for washing machine.

## Landing

Stairs rise up from the dining area. Wooden bannister.

## Bedroom One

13'0" max x 9'5" max

Two double glazed windows to the front elevation. Fitted wardrobes. Radiator. Stripped wooden flooring.

## Bedroom Two

9'5" max x 8'4" max

Double glazed window to the rear elevation. Radiator. Stripped wooden flooring.

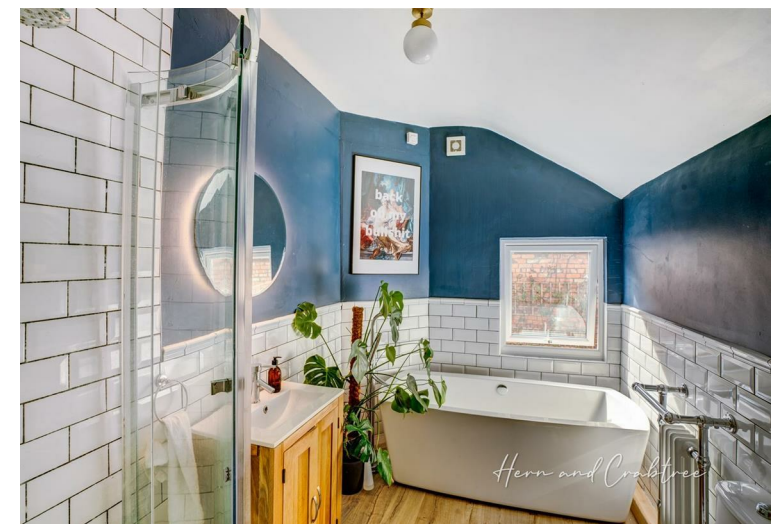
## Bathroom

10'1" max x 6'9" max

Double glazed window to the rear elevation. W/C and wash hand basin. Freestanding bath with mixer tap. Shower quadrant with shower over. Light up shaver mirror. Extractor fan. Heated towel rail and radiator combination. Part tiled walls. Wood laminate flooring. Airing cupboard with concealed gas combination boiler.

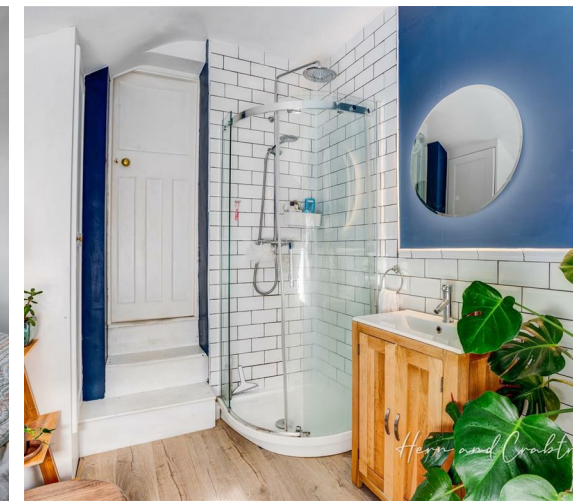
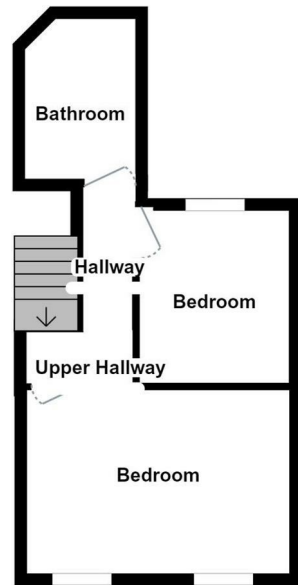
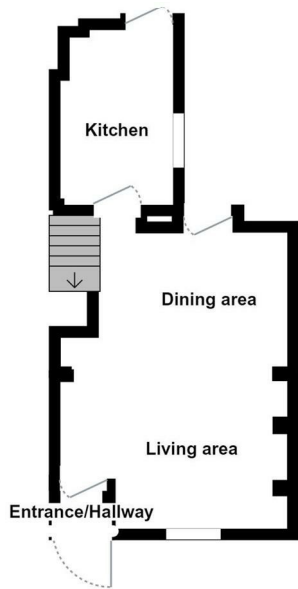
## Garden

Enclosed I-shape courtyard style rear garden. Flower borders.



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) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		65
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.