



Compton Street

| | Grangetown | CF11 6TJ

Hern and Crabtree

COMPTON STREET

£225,000



This lovely two bedroom house is perfectly situated in a highly sought-after area, located in the heart of the city.

The Grangetown area of Cardiff is well known for its friendly atmosphere and excellent local amenities. Plenty of shops, cafes and restaurants are nearby as well as local parks, schools and leisure centres within easy reach. This neighbourhood is well connected with excellent transport links to the city centre and beyond.

This well maintained property boasts a bright and airy lounge/ dining room with a feature fireplace that provides the perfect place to relax and enjoy family time. The kitchen has been well equipped with all the necessary appliances. Upstairs you'll find two bedrooms which benefit from plenty of natural light and offer ample space for furniture. The family bathroom is situated on the first floor.

Outside, the enclosed rear garden is of good size and provides a great space for relaxing.

This property would make an ideal home for anyone looking for a convenient location in the heart of Cardiff city centre. With great transport links and local amenities nearby, it won't be available for long. Viewings are highly recommended to appreciate all that this property has to offer.

Internal Porch

Enter via a double glazed PVC door to the front elevation with window over. Door leading to the living room.

Living Room/Dining room

21'8" max x 13'0" max
Double glazed window to the front and rear elevation. Two radiators. Built-in storage into alcoves. Stairs rising up to the first floor. Door leading to the kitchen.

Kitchen

7'10" max x 7'10" max
Double glazed window to the side elevation. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel sink and drainer with mixer tap. Door leading to the utility. Recess with space for fridge freezer. Concealed Worcester gas

combination boiler. Vinyl flooring.

Utility

6'3" max x 2'6" max
Double glazed PVC door leading to the garden. Double glazed obscure window to the side elevation. Plumbing and space for washing machine and condenser tumble dryer. Extractor fan.

Landing

Stairs rising up from the living room/diner. Split level landing. Wooden bannister. Small loft access hatch.

Bedroom One

13'1 max x 10'1 max
Two double glazed windows to the front elevation. Radiator.

Bedroom Two

11'3" max x 7'7" max
Double glazed window to the rear elevation. Radiator.

Bathroom

7'9" max x 7'11" max
Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with shower mixer and glass splashback screen. Vanity cupboards. Radiator. Extractor fan. Vinyl flooring.

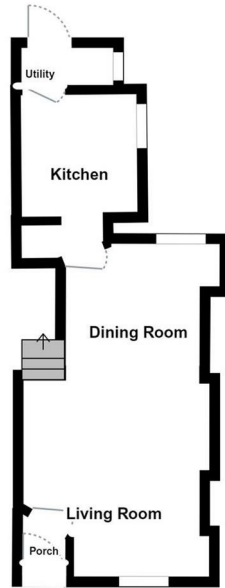
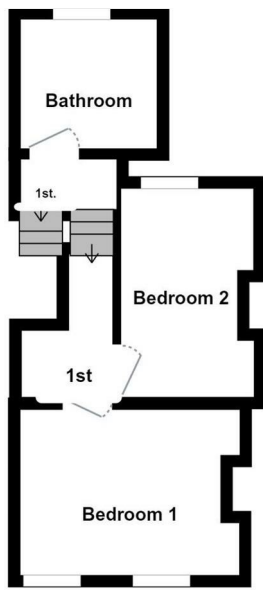
Garden

Enclosed rear garden. Stone chippings. Part paved and part lawn.



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		87
(69-80) C		
(55-68) D		63
(39-54) E		
(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

<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.