



# Kingarth Street

| | Splott | CF24 2AH



# KINGARTH STREET

Guide Price £190,000

A Charming two bedroom mid-terrace property situated in the popular area of Splott. Well-placed on the fringe of the City Centre and Cardiff Bay proving easy access to the many amenities and events. Offering great transport links to the A48 & M4 Motorway for those who commute.

This newly renovated home comprises of: Open plan lounge/dining and kitchen area, bathroom and a rear courtyard completes the ground floor. The first floor hosts two spacious bedrooms.

Please call Hern & Crabtree, Pontcanna for more information.



## Open Plan Lounge/Diner/Kitchen

24'11 max x 13'2 max

### Lounge area

Enter via a double glazed composite door to the front elevation. Double glazed obscure window to the front elevation. Open plan lounge/diner and kitchen. Squared off archway to the dining area. Pine wooden flooring. Stairs rising up to the first floor. Electric radiator. Built in storage.

### Dining Area

Open plan lounge/diner and kitchen. Squared off archway to the living area. Pine wooden flooring. Electric radiator. Space and plumbing for washing machine and tumble dryer. Door leading to the bathroom.

### Kitchen Area

Double glazed door leading to the rear courtyard. Double glazed window to the rear elevation. Double glazed skylight window. Base units with wooden worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Space for electric cooker. Space for dishwasher. Space for fridge freezer. Slate tile flooring. Part tiled walls. Extractor fan.

## Bathroom

9'1 max x 4'7 max

Double glazed window to the rear elevation. Double glazed skylight window. W/C and wash hand basin. Double shower with electric shower and glass splash back screen. Slate tile flooring. Tiled walls. Heated towel rail. Extractor fan. Mirrored vanity cupboard.

## Landing

Stair rise up from the living area. Wooden handrail and spindles. Loft access hatch. Pine wooden flooring.

## Bedroom One

9'10" expanding to 13'1" max x 8'11" max

Double glazed window to the front elevation. Electric radiator. Pine wooden flooring.

## Bedroom Two

6'8" max x 8'6" max

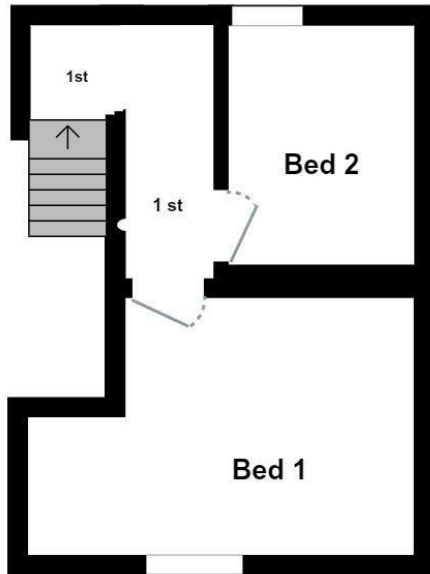
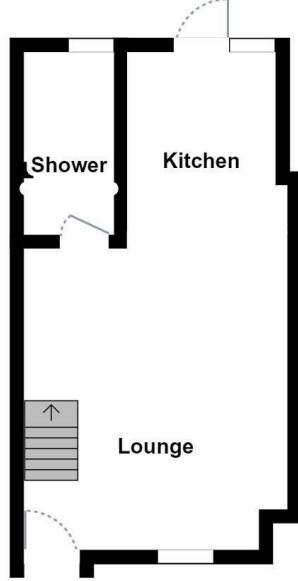
Double glazed window to the rear elevation. Electric radiator. Pine wooden flooring.

## Courtyard

Enclosed rear courtyard. Paving stone.



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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.