



Bradley Street

| | Splott | CF24 1PE



BRADLEY STREET

Guide Price £250,000



Welcome to Bradley Street, Cardiff - a brilliant location for this three-bedroom mid-terrace property. Situated within walking distance to the vibrant city centre of Cardiff, Newport Road Retail Park and offering transport links to the A48 & M4 Motorway.

This house offers the perfect blend of convenience and comfort and internal viewings are highly recommended to appreciate.

As you step inside, you'll be greeted by a well-presented interior that exudes warmth and character. The open-plan kitchen and dining room provide a spacious and inviting area for entertaining guests or enjoying family meals together.

Whether you're looking for your first home or considering an investment opportunity, this property ticks all the boxes. The prime location ensures easy access to all the amenities and attractions that Cardiff has to offer, making it an ideal choice for those seeking a bustling urban lifestyle.

The accommodation comprises of: Hall, living/sitting room, kitchen/diner, bathroom and a rear garden completes the ground floor. The first floor hosts three spacious bedrooms.

Hall

Enter via a wooden glazed door to the front elevation with window over. Coved ceiling. Radiator.

Living/Sitting Room

Living area

11'2" max x 11'9" max

Glazed window to the front elevation. Coved ceiling. Radiator.

Fitted storage and shelving into alcoves. Squared off archway to the sitting area.

Sitting area

16'4" max x 10'7" max

Coved ceiling. Radiator. Squared off archway to the living area.

Stairs rising up to the first floor.

Kitchen/Diner

12'5" max x 16'6" max

Kitchen area

Wall and base units with wooden effect worktops. Integrated four ring electric hob with tiled splashback and cooker hood over.

Integrated oven. Stainless steel one bowl sink and drainer.

Space for fridge freezer. Space for washing machine. Wood

panelling roof. Wooden laminate flooring.

Dining area

Double glazed double sliding doors leading to the garden.

Radiator. Continuation of wooden laminate flooring.

Bathroom

9'1" max x 5'3" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with plumbed shower over. Part tiled walls. Heated towel rail. Continuation of wooden laminate flooring.

Landing

Stairs rise up from the sitting area. Wooden handrail and spindles. Matching bannister. Loft access hatch. Split level landing.

Bedroom One

14'0" max x 10'10" max

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

Bedroom Two

10'10" max x 11'1" max

Double glazed window to the rear elevation. Radiator.

Bedroom Three

9'8" max x 11'1" max

Double glazed window to the rear elevation. Radiator. Fitted wardrobes. Concealed gas combination boiler.

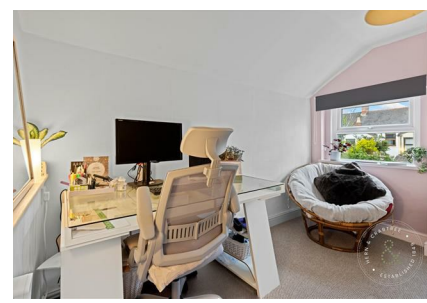
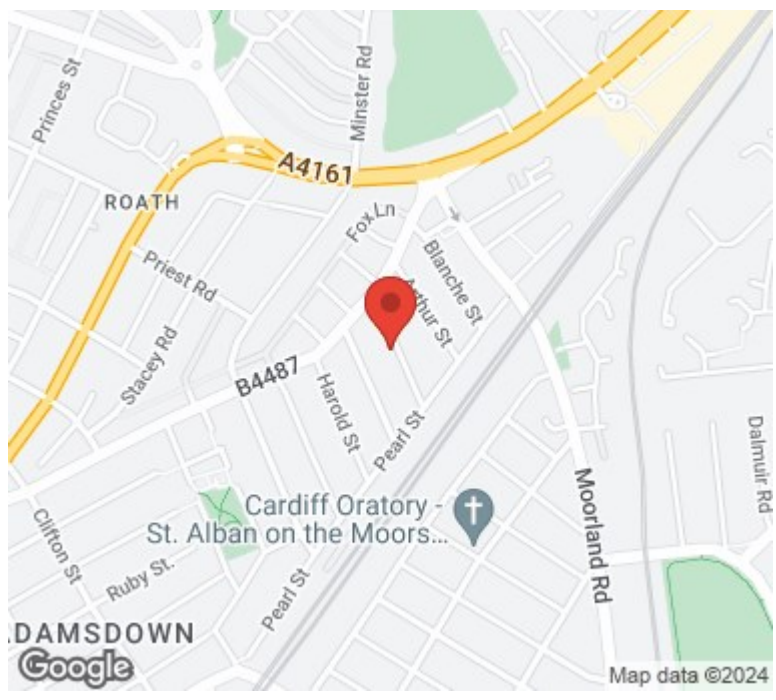
Garden

Enclosed rear garden. Paved patio. Part lawn. Mature shrubs and flower borders. Outside cold water tap.



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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.