



Brunswick Street

| Cardiff | CF5 1LH

BRUNSWICK STREET

Guide Price £350,000



Two delightful duplex apartments, providing a unique living experience for its future residents. Situated in a prime location, this property boasts the convenience of city living without compromising on space and comfort. With two bedrooms in each apartment, there is ample room for a growing family, guests, or even a home office for those working remotely. One of the standout features of this property is the communal garden.

Whether you're looking to invest in a property or find a new place to call home, this no-chain situation is a definite plus.

The accommodation in brief comprises of: Front split; Hall, living room, kitchen/breakfast room, landing, two bedrooms and a bathroom. Side split; Hall, living room, kitchen, landing, two bedrooms and a shower room. A communal garden is access from both properties.

Please call Hern & Crabtree, Pontcanna for more information.

Front Split

Hall

Enter via a double glazed PVC door to the front elevation with window over. Wooden laminate flooring. Radiator. Storage cupboard. Stairs rising up to the first floor.

Living Room

13'1" max x 13'8" max

Double glazed bay window to the front elevation. Radiator. Coved ceiling.

Kitchen/Breakfast Room

10'9" max x 11'3" max

Double glazed obscure door with window over leading to the communal garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Four ring electric hob with tiled splashback. Integrated oven. Plumbing for washing machine. Radiator. Coved ceiling. Continuation of wooden laminate flooring.

Landing

Stairs rising up from the hall. Wooden handrail and bannister. Double glazed window to the side elevation. Storage cupboard with concealed gas combination boiler. Loft access hatch.

Bedroom One

12'7" max x 11'10" max

Double glazed bay window to the front elevation. Radiator. Coved ceiling.

Bedroom Two

11'5" max x 11'3" max

Double glazed window to the rear elevation. Radiator.

Bathroom

5'10" max x 7'8" max

Double glazed obscure window to the front elevation. W/C and wash hand basin. Bath with shower mixer and glass splashback screen. Vanity cupboard. Part tiled walls. Vinyl flooring. Radiator. Extractor fan.

Garden

Communal garden. Astro turf. Purpose built storage.

Side Split

Hall

Enter via a double glazed PVC door to the side elevation with window over. Double glazed window to the rear elevation. Double glazed door leading to the communal garden.

Living/Dining Room

15'8" max x 10'11" max

Two double glazed windows to the side elevation. Continuation of wooden laminate flooring. Stairs rising up to the first floor. Two radiators.

Kitchen

9'0" max x 6'2" max

Squared off archway from the living room. Double glazed window to the side elevation. Wall and base units with worktops over. Stainless steel sink and drainer with mixer tap. Four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Continuation of wooden laminate flooring. Storage cupboard with concealed gas combination boiler.

Landing

Stairs rising up from the hall. Wooden handrail and glass balustrade. Loft access hatch.

Bedroom One

9'1" max x 8'0" max

Double glazed window to the rear elevation. Mirrored fitted wardrobes. Radiator.

Bedroom Two

5'10" max x 10'10" max

Double glazed obscure window to the side elevation. Radiator.

Shower Room

7'4" max x 5'4" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower quadrant with glass sliding door. Vanity cupboard. Tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

Garden

Communal garden. Astro turf. Purpose built storage.

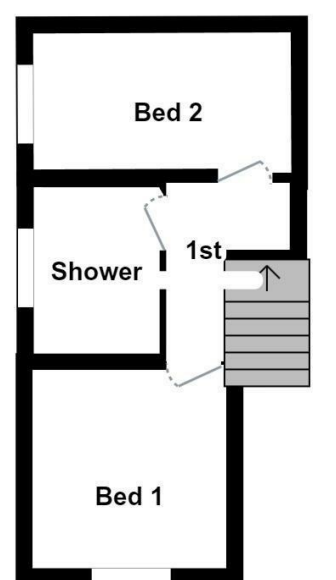
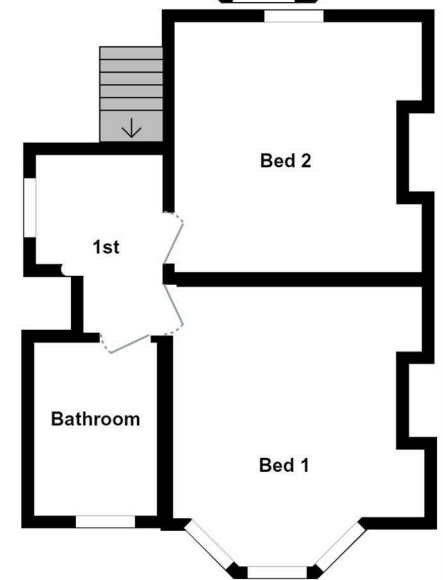
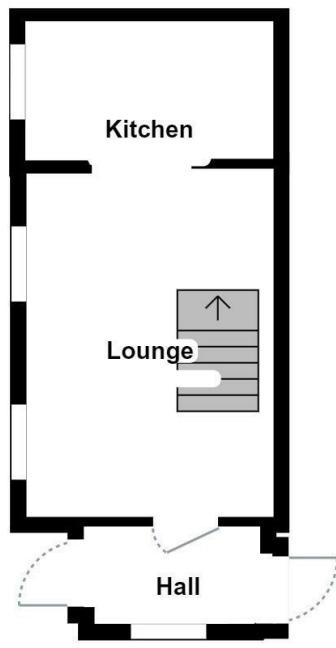
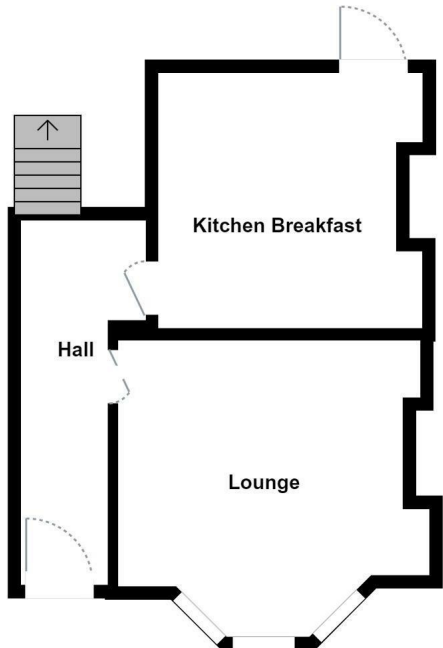
Additional Information

Communal garden access from both properties. Communal garden. Astro turf. Purpose built storage.



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

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

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.