



Warwick Street

| Grangetown | Cardiff | CF11 6PW

WARWICK STREET

Guide Price £230,000



A stunning, traditional, two double bedroom property situated in the highly sought after Grangetown area of Cardiff.

This lovely two bedroom house is presented in a beautiful condition throughout and offers plenty of character. Perfectly situated in a highly sought-after area, located in the heart of the city.

This well maintained property boasts a bright and airy lounge, a lovely dining room with access to a modern kitchen/ diner with doors leading out on to a conservatory. There is a great, enclosed garden to the rear of the property and upstairs are two good size bedrooms and a modern bathroom.

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.

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 picturesque neighbourhood is well connected with excellent transport links to the city centre and beyond.

Entrance Hall

Enter via a double glazed door to the front elevation with a double glazed window over. Wood laminate flooring. Radiator. Concealed meter cupboard.

Living Room

8'7 max x 10'4 max
Double glazed window to the front elevation. Cove ceiling. Dado rail. Radiator. Wood laminate flooring.

Dining Room

9'5 max x 11'3 max
Double glazed window to the rear elevation offering natural light. Cove ceiling. Dado rail. Wood laminate flooring. Built in storage. Stairs rising up to the first floor. Radiator.

Kitchen

12'2 max x 7'11 max
Extension to the side with a double glazed roof. Double glazed door leading to the

conservatory. Wall and base units with worktops over. Five ring gas hob with cooker hood over and tiled splashback. Integrated oven. One bowl ceramic sink and drainer. Plumbing for washing machine. Tiled flooring. Radiator. Breakfast bar. Concealed Baxi combination boiler.

Conservatory

7'7 max x 5'9 max
Double glazed French doors leading to the garden. Tiled flooring. Bi-fold wooden door leading to the cloakroom.

Cloakroom

W/C and wash hand basin. Tiled walls. Tiled flooring.

Landing

Stairs rise up from the dining room.

Bedroom One

12'4 max x 10'4 max
Two double glazed windows

to the front elevation. Radiator. Wood laminate flooring.

Bedroom Two

9'1 max x 11'1 max
Double glazed window to the rear elevation. Radiator. Cove ceiling.

Bathroom

5'10 max x 8'11 max
Access via bedroom two. Two double glazed windows to the rear elevation. Four piece bathroom suite comprising of: W/C, wash hand basin, separate bath and separate plumbed shower. Wall mounted vanity cupboard. Heated towel rail. Tiled walls. Tiled flooring. Extractor fan.

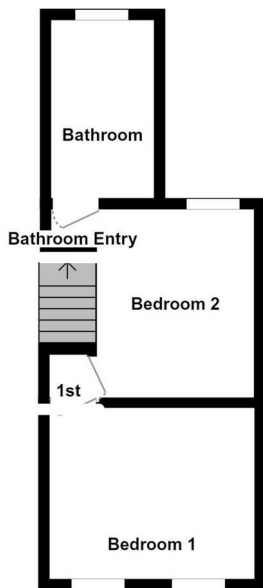
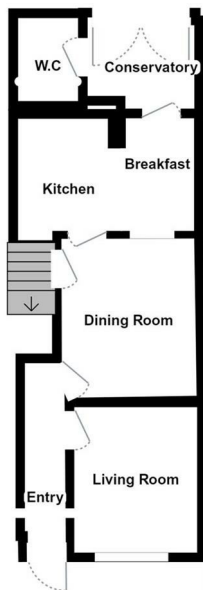
Garden

Enclosed rear garden. Decking. Brick paving. Mature shrubs. Flower borders. Storage shed.

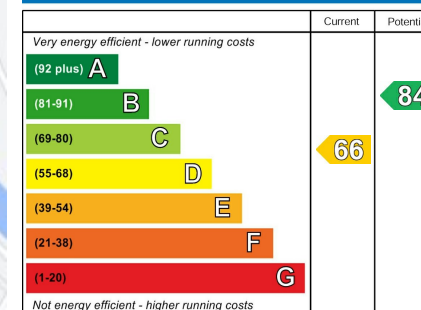


Call Hern & Crabtree to arrange a viewing on **02920 228135**

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



Energy Efficiency Rating



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.