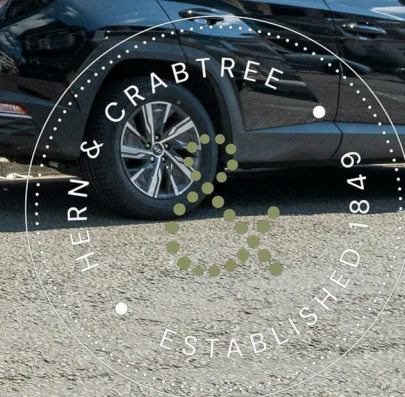




Habershon Street

| Cardiff | CF24 2LB



HABERSHON STREET

Guide Price £285,000

A beautifully presented end of terrace family home located within easy reach of the city centre of Cardiff. Within easy walking distance of a plethora of amenities, transport links, parks and schools, this is a fantastic location for those looking for an easy commute or to be close to local attractions.

This traditional bay fronted property has to be viewed to be fully appreciated! It has been modernised throughout and offers spacious and versatile accommodation.

The accommodation in brief comprises: Welcoming reception hall with feature panelling and staircase, a spacious open plan lounge/ sitting room, good size kitchen & dining room perfect for entertaining. The first floor hosts three spacious bedrooms and a stunning, fully modernised family bathroom.

Please contact Hern and Crabtree Pontcanna for more information and to arrange your viewing today!



Reception hall

The property is entered through a traditional wooden glazed door with window over. Half rise feature wall panelling. Ceiling arch detail. Coved ceiling. Wooden laminate herringbone effect flooring. Radiator. Stairs rising up to the first floor. Understairs storage. Wood panelled door with window above provides access to the side elevation.

Lounge/ sitting room

26'9" max x 12'3" max

Open plan lounge and sitting room with squared off archway. Double glazed bay window to the front elevation. Double glazed French doors leading to the garden. Coved ceiling. Picture rail. Alcoves ideal for book cases or cupboards for storage. Cast iron wood burning stove with tiled hearth. Two ornate style radiators. Wooden laminate herringbone effect flooring.

Dining room

14'0" max x 9'1" max

Double glazed window to the side elevation. Built in storage cupboard. Coved ceiling. Vertical style column radiator. Wooden laminate herringbone effect flooring. Door to:

Kitchen

11'8" max x 8'7" max

Double glazed window to the side elevation. Double glazed door leading to the garden. Wall and base units with complementary worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Integrated fridge. Integrated freezer. Integrated washer dryer. Integrated dishwasher. Tiled flooring. Radiator.

Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Split level landing. Double glazed window to the side elevation. Half rise feature wall panelling. Radiator. Loft access hatch. Coved ceiling.

Bedroom one

16" max x 11'5" max

A beautifully presented master bedroom. Two double glazed windows to the front elevation. Radiator. Coved ceiling.

Bedroom Two

12" max x 9'1" max

A good size, second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Radiator. Coved ceiling. Alcoves ideal for wardrobes.

Bedroom Three

8'7" max x 7'6" max

Double glazed window to the rear and double glazed window to the side elevation. Radiator. Coved ceiling.

Bathroom

6'9" max x 5'6" max

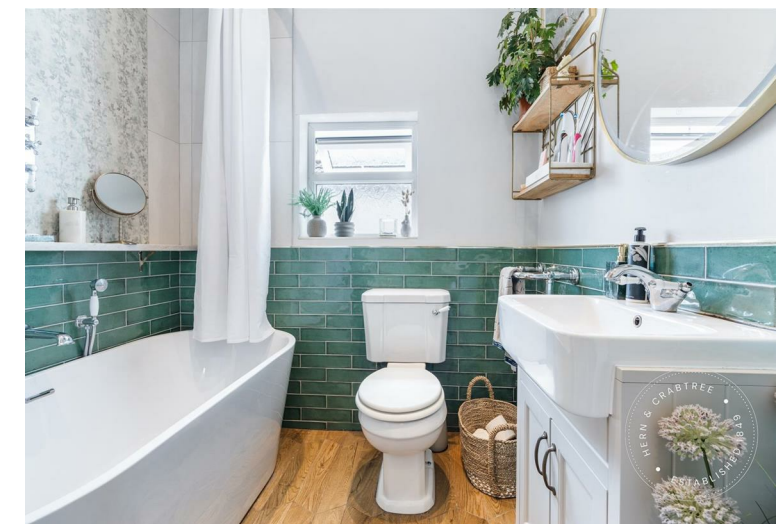
Double glazed obscure window to the side elevation. W/C. Wash hand basin set into vanity unit with cupboards. Freestanding modern bath with fitted shower and rainfall shower head. Part tiled walls. Wooden grain style tiled flooring. Heated towel rail and radiator.

Outside Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Storm porch.

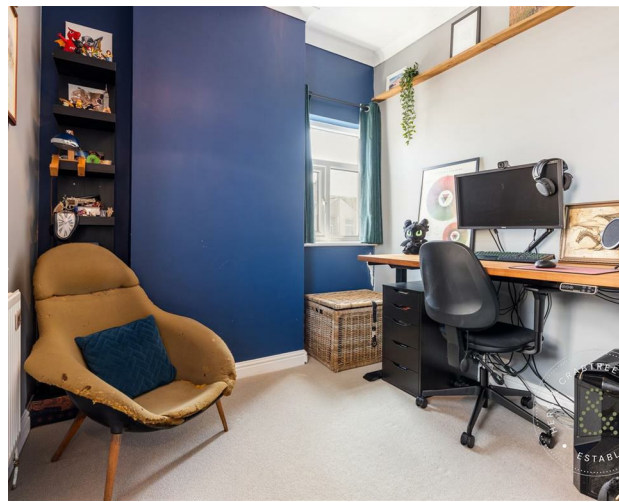
Garden

Enclosed rear garden. Accessible from kitchen and sitting room. Landscaped garden. Courtyard style tiled sitting area. Stone paved patio in main garden area. Flower borders. Outside cold water tap. Brick raised flower borders. Pedestrian gate leading to side access.



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		
(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	



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.