



Hafod Street

| Cardiff | CF11 6RB

# HAFOD STREET

Guide Price £289,500

A handsome traditional bay fronted family home with no onward chain.

This light and spacious family home offers versatile accommodation with a lovely garden and viewings of the property come highly recommended to appreciate.

Situated in a hugely sought after location on a no through road and close to the Tram Shed music and arts venue and within walking distance of the city centre, central square and railway station.

This is a superb home for those looking to be close to a huge range of attractions that Cardiff city has to offer, excellent transport links and be part of a wonderful community.

The accommodation, in brief, comprises: Reception hall, living room, sitting room, kitchen/ dining room, landing, three good size bedrooms and a family bathroom.



**Front**  
Front forecourt garden. Low rise brick wall with wrought iron gate.

**Entrance Hall**  
Enter via a obscure double glazed PVC door to the front elevation with window over and to the side elevation. Coved ceiling. Part half rise feature wood panelling. Original tiled flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

**Living Room**  
14'10" max x 11'2" max  
Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Ceiling rose. Gas fireplace with wooden mantelpiece and marble hearth. Radiator. Wooden laminate flooring.

**Dining Room**  
12'4" max x 17'5" max  
Double glazed French doors leading out to the garden. Coved ceiling. Gas fireplace with wooden mantelpiece and marble hearth. Radiator. Wooden laminate flooring. Door leading to:

**Kitchen**  
9'6" max x 10'5" max  
Double glazed window to the side elevation. Double glazed PVC door leading out to the garden. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for fridge freezer. Space for further appliance. Vinyl flooring.

**Landing**  
Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Loft access hatch with ladder leading to a partly boarded and partly insulated loft.

**Bedroom One**  
9'0" max x 14'11" max  
Double glazed bay window to the front elevation. Coved ceiling. Radiator. Fitted wardrobes into alcoves.

**Bedroom Two**  
10'5" max x 13'1" max  
Double glazed window to the rear elevation. Coved ceiling. Radiator. Built-in wardrobes.

**Bedroom Three**  
7'9" max x 6'1" max  
Double glazed window to the front elevation. Coved ceiling. Radiator.

**Bathroom**  
6'0" max x 6'2" max  
Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with shower over. Part tiled walls. Vinyl flooring. Radiator.

**Garden**  
Enclosed rear garden. Decked seating area. Grass lawn. Paved path leading to the pedestrian gate leading to rear lane access. Outside light. Outside cold water tap. Mature shrubs. Flower borders.



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

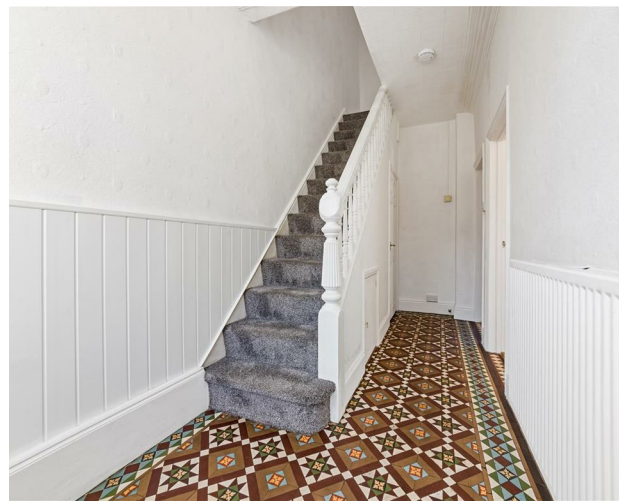
Approx Gross Internal Area  
90 sq m / 970 sq ft



Ground Floor  
Approx 49 sq m / 528 sq ft

First Floor  
Approx 41 sq m / 442 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.