

# Emerald Street

ADAMSDOWN, CARDIFF, CF24 1QB

GUIDE PRICE £230,000



# Emerald Street

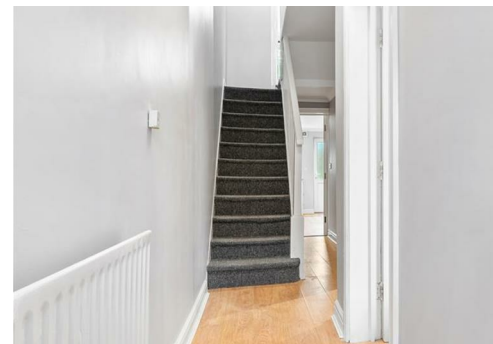
A spacious three-bedroom terraced house located on Emerald Street in the heart of Adamsdown.

Situated in a vibrant neighbourhood, you'll find yourself surrounded by local amenities, schools, and parks, making it an ideal location for both families and professionals. The community spirit in Adamsdown is truly special, offering a sense of belonging and a welcoming atmosphere.

The accommodation in brief comprises Hall, lounge, sitting room, kitchen and an enclosed rear garden completes the ground floor. The first floor hosts three bedrooms and a family bathroom.

The property has previously been rented out very successfully and so this could also be an excellent investment opportunity.

Please call our Hern and Crabtree Pontcanna office for more information.



# 970.00 sq ft

## Hall

Enter via a double glazed composite door of the front elevation with window over. Coved ceiling. Radiator. Stairs rising up to the first floor. Wooden laminate flooring.

## Lounge

12'3" max x 10'7" max

Double glazed window to the front elevation. Coved ceiling. Radiator. Fitted storage into alcoves. Wooden laminate flooring.

## Sitting Room

11' max x 10'5" max

Double glazed window to the rear elevation. Coved ceiling. Radiator. Wooden laminate flooring.

## Kitchen/Diner

13'11" max x 8'11" max

Double glazed windows to the side and rear elevation. Double glazed door leading to the rear garden. Wall and base units with worktops over. Integrated four ring electric hob with tiled splashback. Integrated oven. Stainless steel one bowl sink and drainer. Space for fridge freezer. Plumbing for washing machine. Space for further appliance. Gas combination boiler. Extractor fan. Coved ceiling. Radiator. Wooden laminate flooring.

## Landing

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

## Bedroom One

13'7" max x 9'3" max

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

## Bedroom Two

11'0" max x 10'11" max

Double glazed window to the rear elevation. Coved ceiling. Radiator. Wooden laminate flooring.

## Bedroom Three

10'11" max x 9'10" max

Double glazed window to the front elevation. Coved ceiling. Radiator. Wooden laminate flooring.

## Bathroom

7'8" max x 5'8" max

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

## Garden

Enclosed rear garden. Paved patio. Bike rack. Outside light. Small side return.



# Good old-fashioned service with a modern way of thinking.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 81        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 62                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

