

Felbridge Close

CARDIFF BAY, CF10 4BH

GUIDE PRICE £300,000

**Hern &
Crabtree**



Felbridge Close

A charming three bedroom mid-terrace situated in a highly sought after area. The house boasts three spacious bedrooms, designed to maximise natural light whilst creating a warm and inviting atmosphere. Ideally located on the water-way which is home to an array of wildlife, including ducks, swans and even heron.

The location of this property is particularly appealing, as it is situated in a vibrant community with easy access to local amenities, parks, and transport links. Residents can enjoy the best of both worlds, with the tranquillity of a residential area and the excitement of Cardiff city centre just a short distance away.

The accommodation in brief comprises of Hall, lounge, kitchen/diner. The first floor hosts three bedrooms, an en suite and bathroom. A rear garden and a front forecourt garden and allocated parking to the rear completes the accommodation.

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



786.00 sq ft

Front

Front forecourt garden. Paved path. Mature shrubs and trees. Flower borders. Pedestrian gate leading to the rear parking. Outside light. Fishpond.

Hall

Enter via a double glazed composite door to the front elevation. Oak wooden laminate flooring. Radiator. Stairs rising up to the first floor.

Lounge

15'6" max x 13'3" max

Double glazed bay window to the front elevation. Radiator. Continuation of oak wooden laminate flooring. Coved ceiling. Picture rail.

Kitchen/Diner

13'6" max x 8'8" max

Double glazed door leading to the rear garden. Double glazed windows to the rear elevation. Wall and base units with wooden worktops over. One bowl inset sink with mixer tap. Integrated dishwasher. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing and space for a washer dryer. Concealed gas combination boiler. Radiator. Tiled flooring. Coved ceiling.

Landing

Stairs rise up from the hall. Continuation of oak wooden laminate flooring. Fitted storage cupboard. Loft access hatch.

Bedroom One

13'8" max x 10'2" max

Double glazed window to the front elevation. Radiator. Half rise wooden feature panelling. Door leading to:

En Suite

W/C and wash hand basin. Shower quadrant with glass sliding door. Part tiled walls. Tiled flooring. Extractor fan.

Bedroom Two

10'10" max x 7'7" max

Double glazed window to the rear elevation. Radiator. Fitted storage cupboard. Coved ceiling.

Bedroom Three

10'8" max x 7'3" max

Double glazed window to the rear elevation. Radiator. Fitted storage cupboard. Coved ceiling.

Bathroom

Double glazed window to the front elevation. W/C and wash hand basin. Claw feet roll top bath with shower mixer over. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Garden

Paved patio. Timber frame storage shed. Raised flower borders. Outside light. Cold water tap. Pedestrian gate for the alleyway leading to rear parking with storage space.

Parking

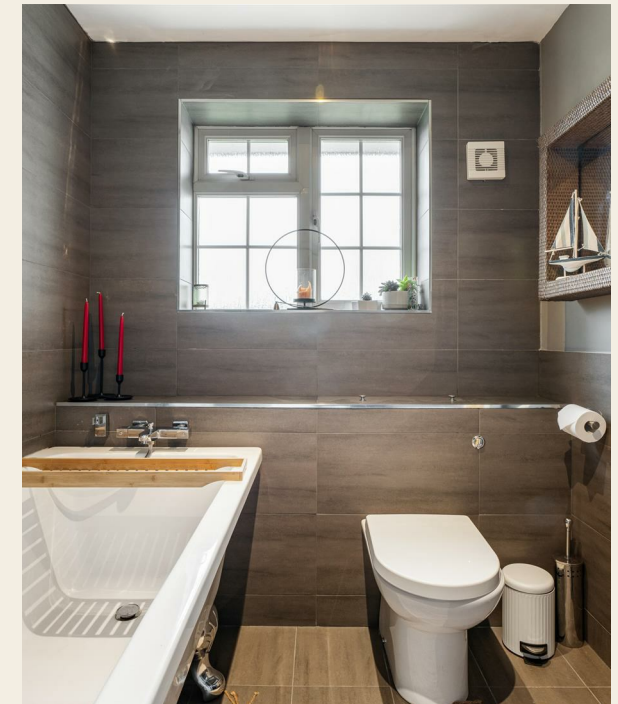
Allocated parking to the rear for multiple vehicles.

Additional Information

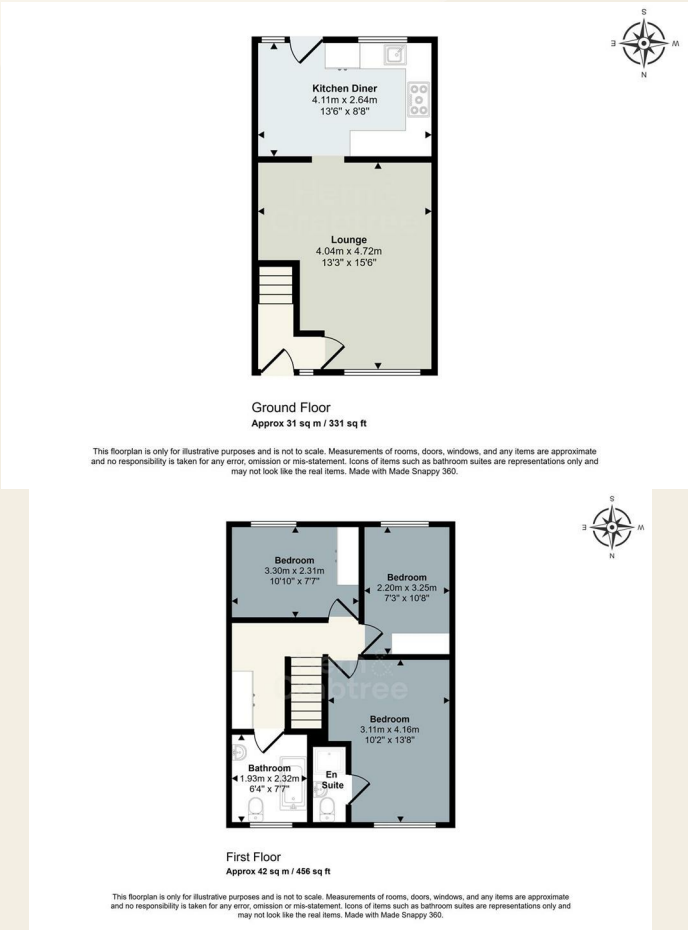
Freehold. Council Tax Band D (Cardiff). EPC rating C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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



Hern & Crabtree

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