

Glamorgan Street

CARDIFF, CF5 1QS

GUIDE PRICE £375,000

Hern &
Crabtree



Glamorgan Street

Nestled in the charming Glamorgan Street in Cardiff, this beautifully presented terraced house is an ideal family home. Boasting three well-proportioned bedrooms, the property offers ample space.. The open-plan living area is a standout feature, creating a light and spacious environment that is perfect for family gatherings or hosting friends.

The interior has been thoughtfully designed to maximise natural light, enhancing the welcoming atmosphere throughout the home. Each room flows seamlessly into the next, making it a delightful space for everyday living.

Situated in a highly sought-after area, this property not only provides a comfortable living space but also benefits from the vibrant community and amenities that Canton has to offer. With its perfect blend of modern living and traditional charm, this terraced house is a wonderful opportunity for those looking to settle in a desirable location.

Do not miss the chance to make this lovely home your own.



1154.00 sq ft

Front

Front forecourt garden. Low rise brick wall. Stone chippings. Shrubs. Storm porch with tiled sidings.

Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Vinyl flooring. Radiator. Stairs rise up to the first floor. Understairs storage alcove.

Lounge

12'3" max x 11'7" max

Double glazed window to the front elevation. Coved ceiling. Storage and shelving into alcoves. Radiator. Wooden herringbone style flooring. Squared off archway to the sitting room.

Sitting Room

12'3" max x 10'1" max

Double glazed window to the rear elevation. Coved ceiling. Shelving into alcove. Radiator. Continuation of wooden herringbone style flooring. Squared off archway to the lounge.

Kitchen/Diner

21'0" max x 11'7" max

Two double glazed windows to the side elevation. Double glazed bi-fold doors leading to the rear garden. Wall and base units with worktops over. One bowl ceramic sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Breakfast bar. Vertical radiator. Continuation of wooden herringbone style flooring.

Landing

Stairs rise up from the hallway. Wooden bannister. Split level landing. Loft access hatch. Stripped wooden flooring.

Bedroom One

16'3" max x 11'8" max

Two double glazed windows to the front elevation. Coved ceiling. Wooden laminate flooring. Radiator.

Bedroom Two

11'7" max x 10'3" max

Double glazed window to the rear elevation. Coved ceiling. Stripped wooden flooring. Radiator.

Bedroom Three

11'7" max x 6'0" max

Double glazed window to the side elevation. Storage cupboard with concealed gas combination boiler. Stripped wooden flooring. Radiator. Rear loft access hatch.

Bathroom

7'10" max x 5'3" max

Double glazed obscure window to the rear elevation. W/C. Wall hung vanity unit with wash hand basin. Bath with shower mixer and glass splashback screen. Part tiled walls. Vinyl flooring. Radiator. Extractor fan.

Garden

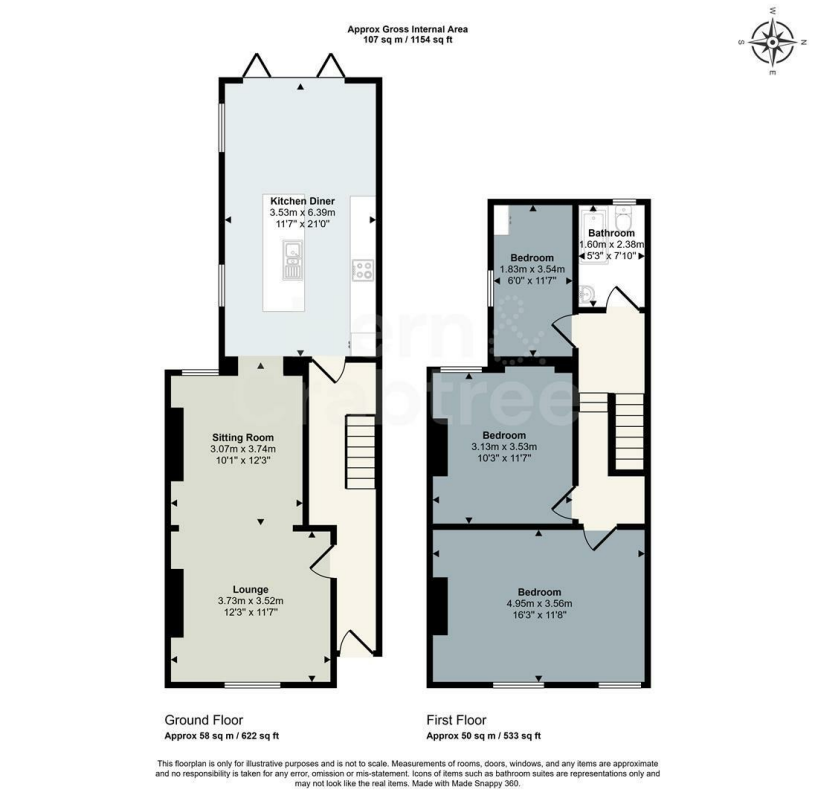
Enclosed rear garden. Paved patio. Raised seating area with slate stone chippings. Outside light. Small side return.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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