

Bromsgrove Street

GRANGETOWN, CF11 7EY

GUIDE PRICE £250,000

**Hern &
Crabtree**



Bromsgrove Street

Beautifully presented mid-terrace home, occupying an enviable position on the highly sought after Bromsgrove Street.

Perfectly positioned 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. Close to the Tram Shed music and arts venue and within walking distance of the city centre, central square and railway station.

The accommodation in brief comprises of: Hallway, lounge, reception room, dining room, kitchen, cloakroom and an enclosed rear garden completes the ground floor. Two bedrooms to the first floor and a family bathroom.

Please call our Hern and Crabtree Pontcanna office to arrange a viewing



1119.00 sq ft

Hallway

Enter via a double glazed composite door to the front elevation with window over. Wooden laminate flooring. Radiator. Coved ceiling. Ceiling arch detail. Stairs rise up to the first floor. Understairs storage cupboard.

Lounge

11'10" max x 10'8" max
Double glazed window to the front elevation. Wooden laminate flooring. Radiator. Coved ceiling. Ceiling rose.

Reception Room

11'2" max x 10'0" max
Double glazed window to the rear elevation. Fitted storage cupboard and shelving into alcoves. Radiator.

Cloakroom

Double glazed window to the side elevation. W/C and wash hand basin. Wooden laminate flooring.

Dining Room

11'10" max x 9'0" max
Double glazed window to the side elevation. Luxury vinyl tile flooring. Radiator. Exposed brickwork chimney breast.

Kitchen

9'9" max x 9'1" max
Double glazed window to the rear elevation. Double glazed PVC door to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Space for freestanding cooker with tiled splashback and cooker hood over. Space for fridge freezer. Space for dishwasher. Luxury vinyl tile flooring.

Landing

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

Bedroom One

15'11" max x 10'10" max
Two double glazed windows to the front elevation. Radiator. Feature cast iron fireplace.

Bedroom Two

11'1" max x 10'0" max
Double glazed window to the rear elevation. Radiator. Feature cast iron fireplace.

Bathroom

16'2" max x 9'6" max
Double glazed window to the side elevation. W/C and wash hand basin. Freestanding roll top claw feet bathtub with mixer tap. Double walk-in shower quadrant with fitted shower and glass sliding doors. Wooden laminate flooring. Part tiled walls. Radiator. Fitted storage cupboard with concealed gas combination boiler.

Garden

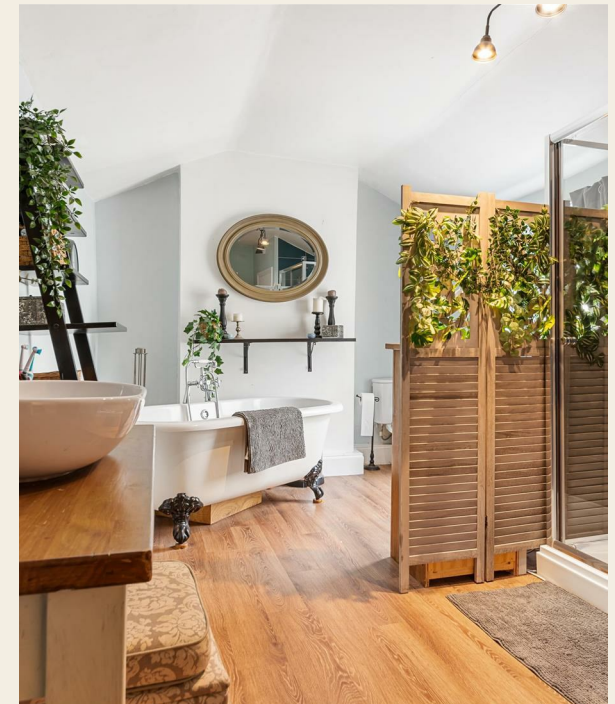
Enclosed rear garden. Timber decking seating area. Astro turf lawn. Outside lights. Side return.

Additional Information

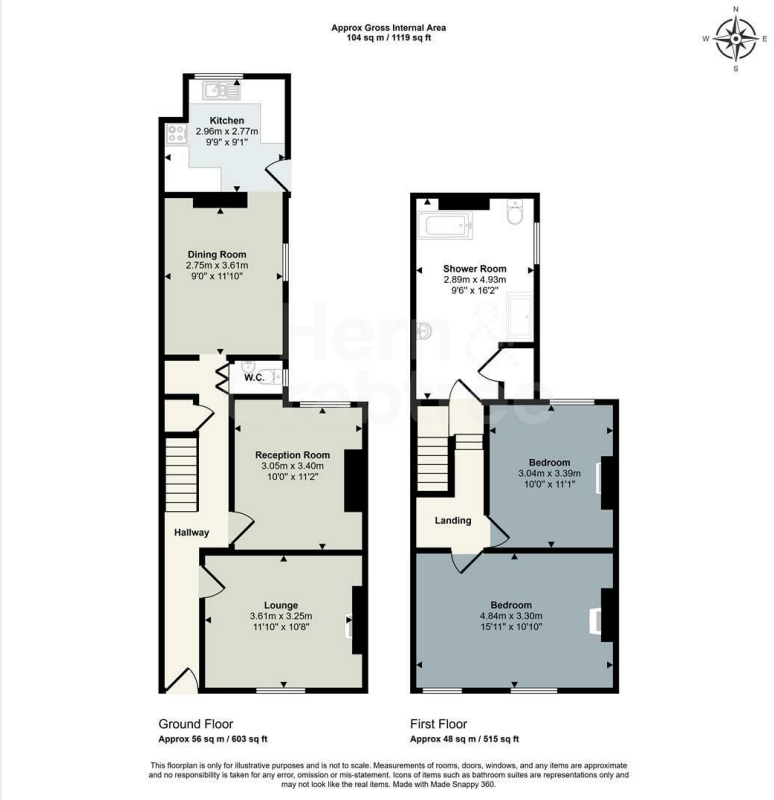
Council Tax Band D. EPC rating TBC.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

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