

# Janet Street

SPLOTT, CF24 2BD

GUIDE PRICE £250,000

Hern &  
Crabtree





# Janet Street

A rare opportunity to acquire a beautifully presented, traditional property situated in the Splott area of Cardiff.

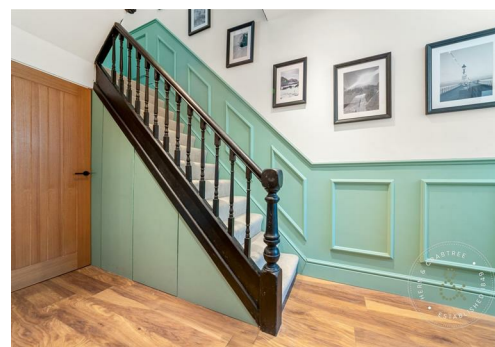
Situated in the heart of Cardiff on Janet Street, this delightful mid-terrace home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms & an attic room, this property is ideal for families or professionals seeking a welcoming home in a vibrant area.

Upon entering, you are greeted by a stylish open plan reception room, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a formal dining space, or a lively playroom for children. The natural light that floods these rooms creates a warm and inviting atmosphere.

The property features a good size kitchen, utility and convenient ground floor bathroom. The layout of the house is designed to maximise space and functionality, making it a perfect canvas for your personal touch.

Situated in a vibrant neighbourhood, this home is conveniently located near the city centre of Cardiff with plenty of local amenities, schools, and parks, making it an excellent choice for families. The vibrant culture of Cardiff is just a stone's throw away, offering a plethora of dining, shopping, and entertainment options.

This mid-terrace house on Janet Street presents a wonderful opportunity for those looking to establish roots in a thriving community. With its charming features and prime location, it is a property not to be missed. Whether you are a first-time buyer or seeking a new rental, this home is ready to welcome you.



## sq ft

### Entrance

The property is entered through double glazed door with window panes and window above. Staircase rising to the first floor. Column style radiator. Flooring. The hallway is open to the living rooms, Under stairs storage cupboard. Feature panelling to walls.

### Lounge area

12'3" x 11'

A beautifully presented reception area. Double glazed window to the front elevation. Feature fireplace with wooden display mantle piece. Column style radiator. Alcoves to the sides with storage cupboards and shelving. Coving to the ceiling. Picture rail. Feature flooring. Open plan to:

### Dining area

10'5" x 11'11"

A good size room for entertaining. Feature flooring. Wired for wall lights. Open access to the kitchen. Power points. Column style radiator.

### Kitchen

15'9" x 12'1" max

A range of matching wall and base units with cupboards and drawers offering good storage facilities with complementary work surfaces over. Double glazed window to the rear elevation with aspect to the garden. Double glazed door to the rear elevation giving access to the garden. Laminate flooring. Radiator. Plumbing for dishwasher. Integrated fridge and freezer. Space ideal for condenser dryer. Space for range cooker with chimney style extractor over. Two ceiling light points. Door to:

### Utility area/ rear lobby

2'8" x 8'5"

Plumbing for washing machine with laminate work top over. Wall mounted gas central heating boiler. Loft hatch. Door to:

### Bathroom

8'4" x 7'11"

A four piece suite in white comprising: panelled bath, shower cubicle, wash hand basin and low level WC. Two double glazed windows to the rear. Radiator. Walls are part tiled. Radiator.

### Landing

Dado rail with feature panelling. A split level landing. Loft access. Feature panelling to walls. Doors to all bedrooms.

### Bedroom one

16'1" x 11'1"

A beautifully presented principle bedroom. Two double glazed windows to the front elevation. Picture rail. Wooden flooring. Two column style radiators. Feature fireplace. Door to staircase rising to the loft room.

### Attic room

15'1" x 10'10"

Skylight to the rear. Doors to under eaves storage cupboards. Power points. Carpeted. Spotlights to the ceiling.

### Bedroom two

8'10" x 13'4"

A well presented second double bedroom. Double glazed window to the rear elevation. Feature panelling to walls. Radiator.

### Bedroom three

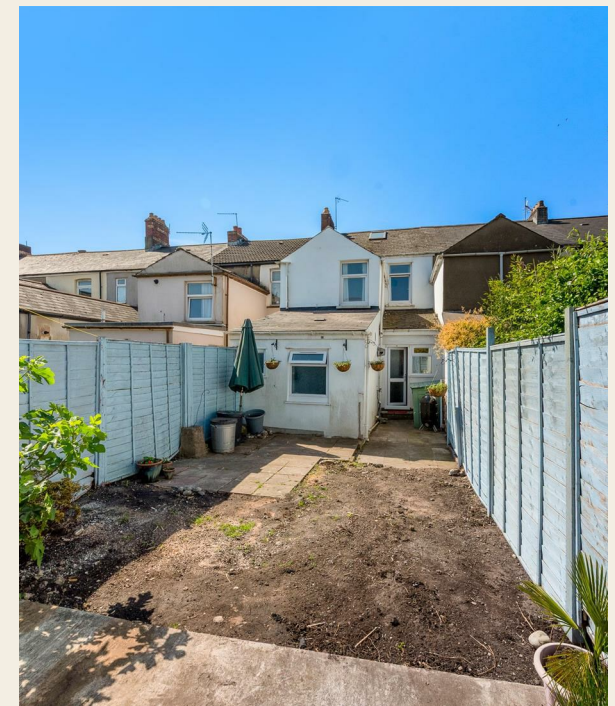
11'11" x 10'5"

A good size third double bedroom. Double glazed window to the rear elevation.

### Outside rear

The rear garden is enclosed by timber fencing. The garden has a paved sun terrace, patio area and garden area laid to soil.

### Disclaimer





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

