

Cambridge Street

CARDIFF, CF11 7DJ

OFFERS OVER £425,000

Hern &
Crabtree



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Cambridge Street

An exceptional bay fronted semi detached family home which has been renovated and extended to the highest standard.

This beautifully presented and generously sized semi detached family home is situated in hugely popular area and within minutes reach of the city centre of Cardiff. This property has been lovingly maintained and offers a range of features that would make a perfect home for any family.

On entering the property, you are welcomed into a modern porch with fitted plantation shutters and access to the reception hall with staircase leading up to the first floor. There is a useful cloakroom situated under the stairs and access to the ground floor rooms. The open plan living room/ sitting room is both light and spacious and opens into the stunning open plan kitchen/ dining space with bi folding doors to the rear garden.

To the first floor is the master bedroom, second and third bedrooms which are all good sizes and family bathroom. The second floor offers a lovely loft room with velux windows. The property also benefits from a driveway to the front providing off street parking and an enclosed, low maintenance rear garden.

The property has excellent transport links with nearby bus routes into Cardiff City Centre & further connections to Bristol & London with Cardiff central station being close by. There are also a range of local amenities within walking distance including shops and restaurants. The area has great schooling options with several primary & secondary schools nearby & within easy of parks & leisure facilities.



Outside front

To the front of the property is a low level brick wall with wrought iron railings. Block paved driveway offering off street parking for one car. Side return access with wrought iron pedestrian gate.

Porch

The property is entered through a double glazed composite door to with window over. Double glazed windows to the side and front elevations with feature plantation shutters. Luxury vinyl parquet style flooring. Radiator. Door to the hall.

Hall

Continuation of luxury vinyl parquet style flooring. Radiator. Wall panelling. Staircase rising up to the first floor with newel posts and spindles with feature carpet runner. Smooth plastered ceiling. Coving to the ceiling. Spotlights to the ceiling.

Cloakroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Continuation of luxury vinyl parquet flooring. Radiator. Wall panelling.

Living/Sitting Room

13'3" expanding to 15'8" max x 21'10" max
A beautifully presented open plan reception room with feature squared off archway between the living and sitting area. Double glazed bay window to the front elevation. Continuation of luxury vinyl parquet flooring. Radiator. Wall panelling. Storage and shelving into alcoves. Gas fireplace. Crittall doors leading to the kitchen/diner.

Kitchen/Diner

14'2" max x 32'5" max
A contemporary style open plan and L-shape room. Two Velux skylight windows offering natural light. Bi-folding doors leading to the rear garden. A well designed, generous kitchen with contemporary wall and base units with quartz worktops over and under cupboard lighting. Integrated Hotpoint twin oven. Integrated grill combination microwave. Integrated washing machine. Integrated condenser dryer. Integrated dishwasher. Integrated fridge and freezer. Breakfast bar with seating area. Central island with one and half bowl Belfast sink with mixer tap and

integrated Caple five ring induction hob with ceiling mounted cooker hood. Continuation of luxury vinyl parquet flooring. Two vertical radiators. Wall panelling.

Landing

Staircase rising up from the hall with central carpet runner. Stairs rising up to the second floor. Double glazed window to the side elevation with plantation shutter. Wooden handrail and spindles. Matching banister. Luxury vinyl parquet flooring. Wall panelling.

Bedroom One

13'1" max x 9'8" max
Double glazed bay window to the front elevation. Fitted mirrored wardrobes. Continuation of luxury vinyl parquet flooring. Radiator. Wall panelling. Picture rail.

Bedroom Two

16'3" max x 8'9" max
Double glazed window to the rear elevation. Fitted wardrobes. Concealed gas combination boiler. Continuation of luxury vinyl parquet flooring. Radiator. Wall panelling. Picture rail.

Bedroom Three

6'7" max x 9'8" max
Double glazed window to the rear elevation. Continuation of luxury vinyl parquet flooring. Radiator. Picture rail.

Bathroom

5'7" max x 6'2" max
Double glazed obscure window to the front elevation. W/C and wash hand basin. Freestanding roll top bath tub with mixer tap and shower mixer. Continuation of luxury vinyl parquet flooring. Heated towel rail. Part tiled walls. Mirrored vanity cupboard.

Second Floor Landing

Stairs rise up from the first floor with central carpet runner. Double glazed window to the side elevation. Wooden handrail and spindles. Luxury vinyl parquet flooring.

Loft Room

14'7" max x 10'9" max
Velux skylight window offering natural light. Double glazed window to the side elevation. Continuation of luxury vinyl

parquet flooring. Radiator. Wall panelling. Built in storage cupboard. Floor to ceiling height is 6'3" max.

Garden

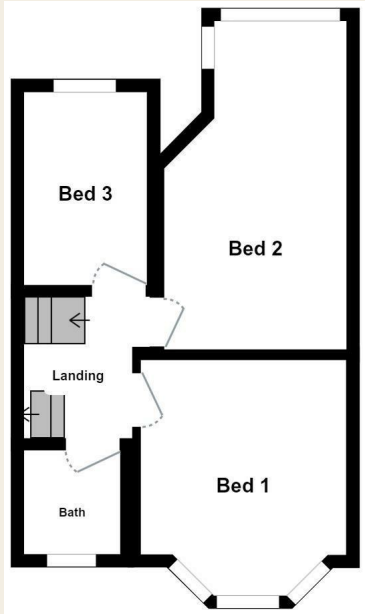
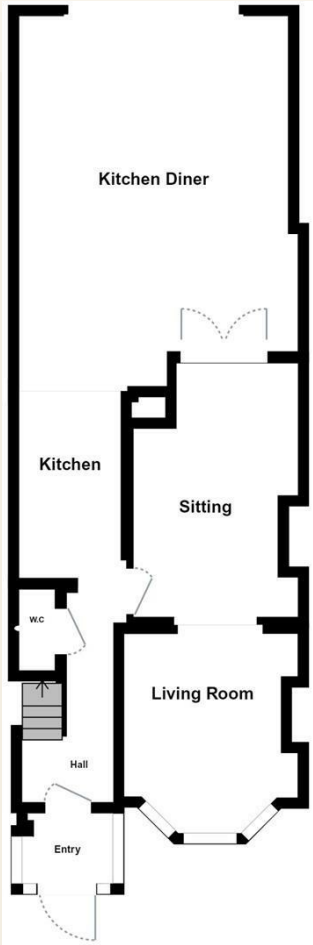
Enclosed rear garden. Astro turf lawn and patio. PVC storage shed. Side gate access to the front.

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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		84	
(81-91) B	75		
(69-80) C			
(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 	



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