

Glynne Street

CARDIFF, CF11 9NS

GUIDE PRICE £390,000

Hern &
Crabtree



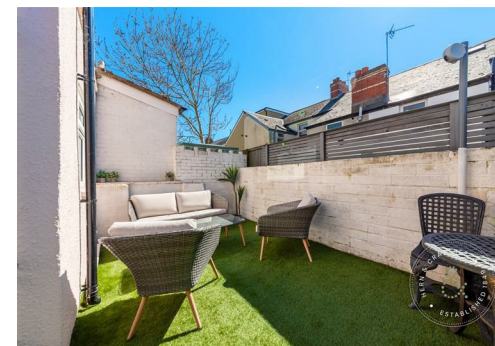
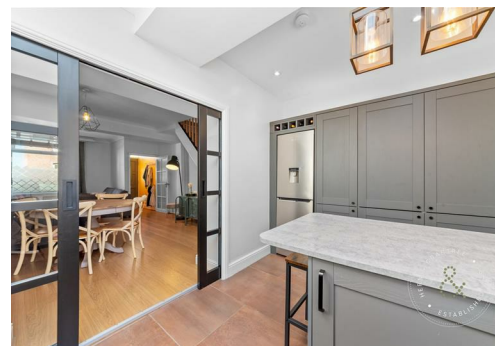
Glynne Street

An immaculate, three-bedroom, mid-terrace house located on Glynne Street.

The property boasts a spacious layout, with three generously sized bedrooms and a double rear extension that significantly enhances the property. A beautifully presented large and airy open-plan kitchen and a well-presented living room, with ample natural light flooding through the front of the house.

Externally, the rear south facing garden has been thoughtfully designed to offer a private and low-maintenance outdoor retreat, ideal for enjoying the warmer months.

This charming home has been lovingly upgraded, making it an ideal choice for families or first-time buyers. Situated in a prime location on Glynne Street, this property is close to a variety of local amenities, schools, and excellent transport links.



928.00 sq ft

Porch

Enter via a traditional wooden door with stained glass and window over. Wooden laminate flooring. Door leading to:

Lounge

14'3" max x 10'10" max

Double glazed window to the front elevation. Coved ceiling. Chimney inset with exposed brickwork. Wooden laminate flooring. Radiator. Squared off archway the dining room.

Dining Room

14'0" max x 10'3" max

Coved ceiling. Fitted storage into alcove. Wooden laminate flooring. Radiator. Squared off archway the dining room. Stairs rise up to the first floor.

Kitchen/Diner

12'7" max x 12'6" max

Double glazed window to the rear elevation. Double glazed skylight window. Double glazed door leading to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Integrated dishwasher. Space for fridge freezer. Breakfast bar. Tiled flooring.

Bathroom

7'0" max x 5'4" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with shower over and glass splashback screen. Heated towel rail. Extractor fan. Tiled walls. Tiled flooring.

Landing

Stairs rise up from the dining room. Dog leg staircase. Wooden handrail and spindles. Matching bannister. Loft access hatch.

Bedroom One

13'11" max x 10'4" max

Two double glazed windows to the front elevation. Radiator.

Bedroom Two

10'4" max x 8'4" max

Double glazed window to the rear elevation. Radiator.

Bedroom Three

15'4" max x 6'9" max

Double glazed window to the rear elevation. Radiator.

Shower Room

5'9" max x 3'10" max

Double glazed skylight window. W/C and wash hand basin. Shower quadrant with fitted shower and glass splashback screen. Heated towel rail. Extractor fan. Tiled walls. Tiled flooring.

Garden

Enclosed rear garden. Side return. Paved patio. Astro turf lawn. Outside light. Cold water tap.

Additional Information

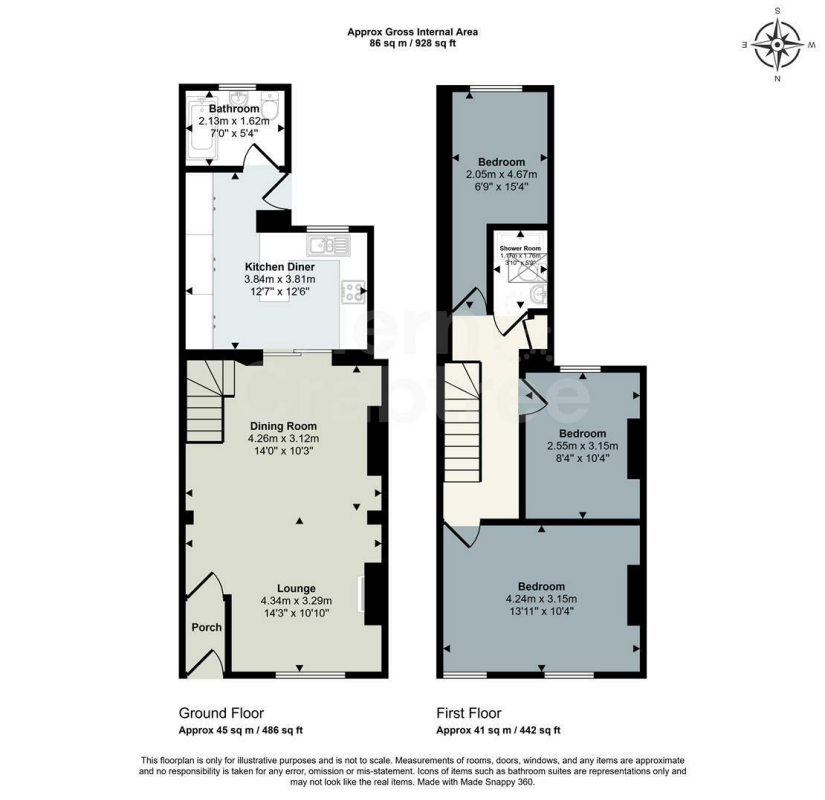
Freehold. Council Tax Band D (Cardiff). EPC rating D.

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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		
(55-68) D	65	
(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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