

York Street

CARDIFF, CF5 1NE

GUIDE PRICE £235,000

Hern &
Crabtree



York Street

A beautifully presented two-bedroom ground floor flat with its own private garden, perfectly positioned on the popular York Street in Cardiff. Ideal for first-time buyers or investors. Within easy walking distance of Cardiff city centre and Canton's vibrant local amenities.

Step through the private entrance and you're welcomed by a warm and inviting interior, thoughtfully designed to offer both comfort and style. The layout flows effortlessly, with a bright and airy kitchen/dining/living space perfect for everyday living or entertaining guests.

Both bedrooms are generously proportioned, with the principal bedroom offering a peaceful retreat, while the second room could easily serve as a guest bedroom, home office or nursery. A contemporary bathroom completes the interior, styled with clean finishes and modern fittings.

One of the standout features of this home is the private rear garden – a rare find for a property so close to the city centre. Fully enclosed and low maintenance, it offers a tranquil spot for morning coffees, weekend barbecues or simply unwinding in your own green space.

This is a rare opportunity to secure a stylish garden flat in one of Cardiff's most convenient and sought-after locations.

Don't miss out – early viewing is highly recommended



570.00 sq ft

Hallway

Enter from the communal hallway. Tiled flooring. Fitted under stair storage cupboards.

Kitchen/Lounge/Diner

24'10" max x 10'4" max

Double glazed windows to the side and rear elevation. Double glazed French doors leading to the rear garden. Base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated double oven and grill. Space for fridge freezer. Integrated washing machine. Space for dishwasher. Baxi gas combination boiler. Tiled flooring. Radiator.

Bedroom One

13'5" max x 12'0" max

Double glazed bay window to the front elevation. Radiator.

Bedroom Two

13'5" max x 12'0" max

Double glazed French doors leading to the rear garden with window over. Vinyl flooring. Fitted storage cupboard. Radiator.

Shower Room

W/C and wash hand basin. Double shower with fitted shower and glass sliding door. Part tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

Garden

Enclosed rear garden. Pedestrian gate leading to rear lane access. Paved patio. Raised timber decked seating area. Mature tree. Flower borders. Side return. Cold water tap.

Tenure

Lease 118 years remaining approximately
Share of the freehold
No fees noted from the vendor

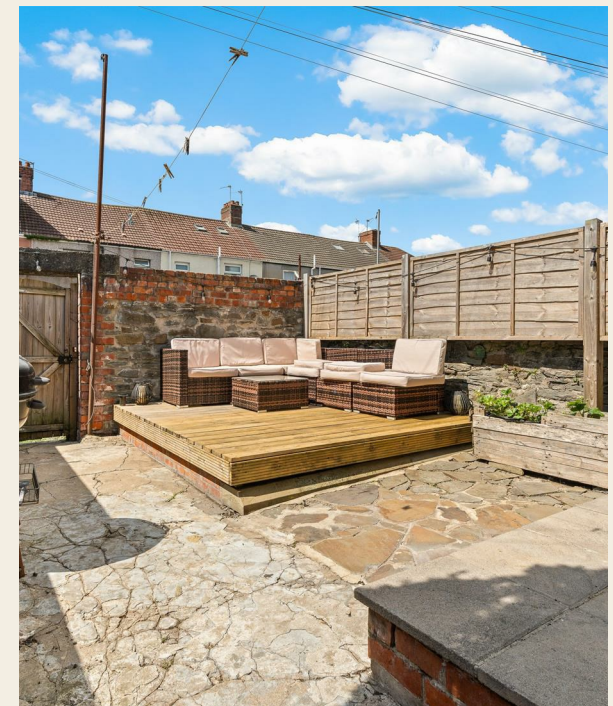
Additional Information

Council Tax Band (Cardiff). EPC rating C.

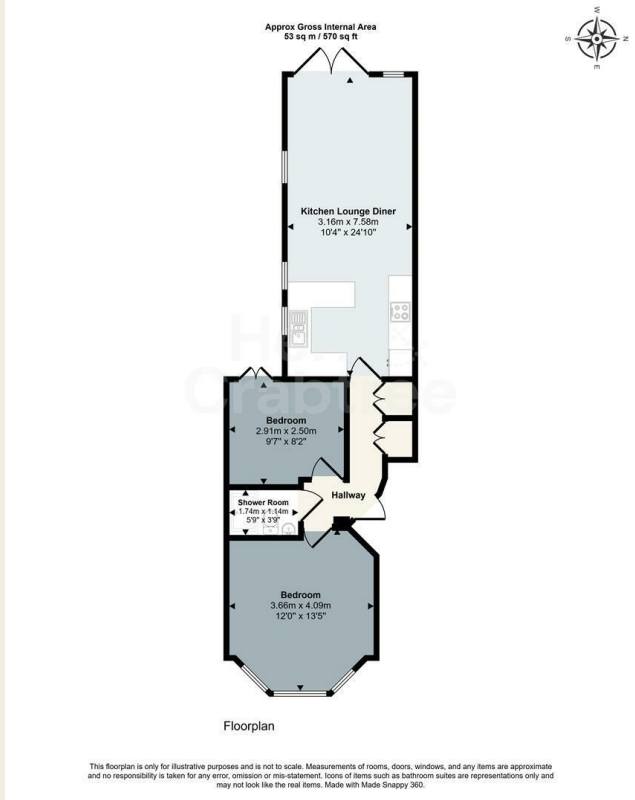
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Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
EU Directive 2002/91/EC		



Hern & Crabtree

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