

# Paget Street

CARDIFF, CF11 7JZ

GUIDE PRICE £295,000

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Crabtree





# Paget Street

On the ever-popular Paget Street in the heart of Grangetown, this beautifully presented four-bedroom mid-terrace home is a compelling blend of period charm and modern lifestyle convenience. With elegant interiors, thoughtful layout, and access to a vibrant community, this residence offers far more than meets the eye.

As you approach the property, a pretty forecourt garden sets a welcoming tone before entering the charming porch and hallway, framed by characterful arch detailing and original wooden flooring that flows throughout much of the home. The front lounge is a standout, bathed in natural light through a striking bay window, with a cast iron fireplace providing a focal point and a nod to the home's Edwardian heritage.

Further along, a second reception room offers versatile living space – ideal as a snug, office, or playroom – while the dining room flows neatly into a well-appointed kitchen at the rear. A dedicated utility room ensures the practicalities of family life are well catered for.

Outside, the rear garden provides a private oasis, complete with a pedestrian gate leading to a gated rear lane – perfect for bike access.

On the first floor, you'll find three good sized bedrooms and a stylish family bathroom, with light-filled rooms and thoughtful décor ready for immediate enjoyment. The second floor reveals a superb fourth bedroom with en suite – an ideal principal suite, home office or guest retreat.



**1442.00 sq ft**

#### Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

#### Porch

Enter via a glazed composite door to the front elevation with window over. Tiled sidings. Tiled floor. Door leading to:

#### Hallway

Coved ceiling. Ceiling arch detail. Radiator. Stairs rise up to the first floor. Understairs storage alcove. Stripped and painted wooden flooring.

#### Lounge

Glazed bay window to the front elevation. Coved ceiling. Picture rail. Cast iron fireplace with tiled hearth and wooden mantelpiece. Radiator. Wooden flooring.

#### Reception Room

Glazed wooden door to the utility. Coved ceiling. Picture rail. Fitted storage cupboard and shelving. Radiator. Vinyl flooring.

#### Utility

Double glazed PVC door to the rear aspect. Double glazed window to the rear elevation. PVC roof. Base unit with stainless steel sink and drainer. Plumbing for washer-dryer. Vinyl flooring.

#### Dining Room

Double glazed window to the side elevation. Fitted storage cupboard. Fitted shelving. Radiator. Wood block flooring.

#### Kitchen

Double glazed PVC door to the rear garden. Double glazed window to the side and rear elevation. Double glazed skylight window. Base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated five ring gas hob with stainless steel splashback and cooker hood over. Integrated oven. Space for dishwasher. Space for fridge freezer. Wooden flooring.

#### Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Stripped and painted wooden flooring. Stairs rise up to the second floor.

#### Bedroom One

Two glazed windows to the front elevation. Cast iron feature fireplace. Fitted storage cupboard. Radiator. Wooden flooring.

#### Bedroom Two

Double glazed window to the rear elevation. Cast iron feature fireplace. Fitted storage cupboard. Radiator. Wooden flooring.

#### Bedroom Three

Double glazed window to the rear elevation. Fitted storage cupboard. Radiator. Wooden flooring.

#### Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. P-shape bath with shower mixer and glass splashback screen. Part tiled walls. Vinyl flooring. Heated towel rail.

#### Second Floor Landing

Stairs rise up from the first floor landing. Dog leg staircase. Wooden handrail and spindles. Double glazed window to the rear elevation. Wooden flooring.

#### Bedroom Four

Two double glazed skylight windows to the front elevation. Exposed brickwork. Storage into eaves. Radiator. Wooden flooring. Door leading to:

#### En Suite

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Corner shower quadrant with fitted shower and glass sliding doors. Part tiled walls. Tiled floor. Heated towel rail. Extractor fan. Shaver point.

#### Garden

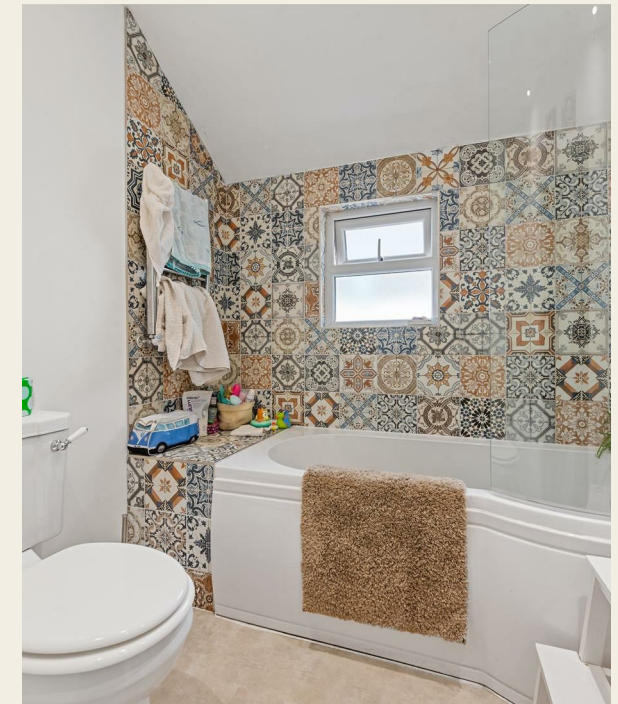
Enclosed rear garden. Brick paved patio. Mature shrubs and trees. Flower borders. Corrugated outbuilding/shed. Pedestrian gate leading to rear lane access. Side return. Cold water tap. Outside toilet with W/C, wash hand basin and light.

#### Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating TBC.

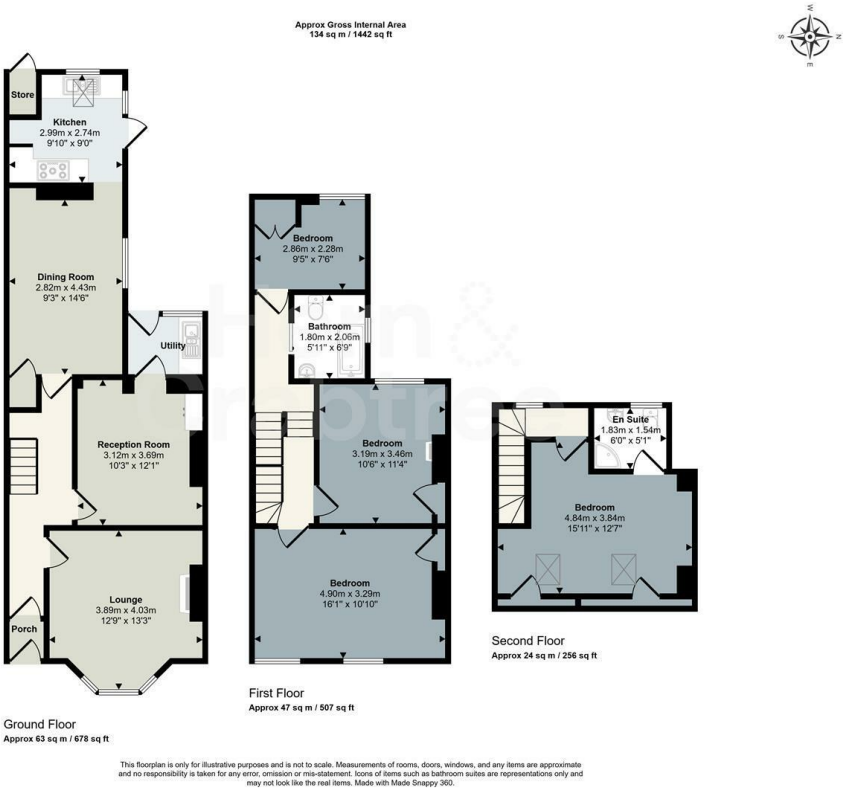
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England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



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