

# Dorset Street

GRANGETOWN, CF11 6PS

GUIDE PRICE £235,000

Hern &  
Crabtree





# Dorset Street

This two-bedroom mid-terrace home on Dorset Street offers a solid opportunity for buyers looking to put down roots close to the heart of Cardiff.

The property offers a lovely light, open plan design and benefits from a surprisingly spacious rear garden—making it a practical and appealing choice for first-time buyers or anyone looking for a conveniently located home with scope for future additions.

The accommodation begins with a reception hall leading through to a well-proportioned - open plan lounge/diner—a light and open space. At the rear, the kitchen offers a good amount of storage.

Upstairs, you'll find two bedrooms and a bathroom, all neatly presented and benefiting from good natural light throughout. The standout feature, however, is the generous rear garden—a rare find in this part of the city—offering plenty of outdoor space for seating, planting, and entertaining. Whether it's summer barbecues, quiet weekend coffees, or evenings with friends, this is a perfect socialising space.

Set within walking distance of the city centre and Cardiff Bay and with excellent local amenities on the doorstep, this is a great opportunity to secure a home in one of Cardiff's most connected neighbourhoods.



**686.00 sq ft**

#### Reception Hall

UPVC double glazed panelled front door to the reception hall. Radiator. Wood effect laminate flooring. Access opens into the dining area with arch to:

#### Lounge Area

A well presented reception area. Double glazed window to the front elevation with fitted wooden venetian blinds. Wood effect laminate flooring. Radiator. Coving to the ceiling.

#### Dining Area

Continuation of wood effect laminate flooring. Radiator. Two alcoves ideal for storage. Enclosed staircase rising to the first floor. Coving to the ceiling. Understairs recess - currently set up as a study area. Access to:

#### Kitchen

A contemporary style kitchen fitted with a range of matching wall and base units with cupboards and drawers offering storage facilities with complementary work surfaces over. Tiled splashbacks. Space for fridge and freezer. Stainless steel sink drainer with mixer tap above. Integrated full length dishwasher. Built in eye level oven. Electric hob with chimney style extractor fan above. Plumbing for washing machine. Double glazed skylight window with integrated solar powered blind. Double glazed window to the rear elevation with aspect to the garden. Double glazed door to the rear giving access to the garden.

#### Landing

Access to the fully insulated loft space. Doors to bedrooms and bathroom.

#### Bedroom One

Two double glazed windows to the front elevation with fitted wooden blinds. Wood effect laminate flooring. Radiator. Space for wardrobes and drawers.

#### Bedroom Two

UPVC double glazed window to the rear elevation with fitted wooden blinds. Radiator. Alcove housing wardrobe. Concealed gas combination boiler.

#### Bathroom

A three piece suite comprising: bath with shower over, pedestal wash hand basin and WC. Dual heated towel rail.

Double glazed window to the rear elevation. Walls are part tiled. Wood effect luxury vinyl tiling flooring.

#### Garden

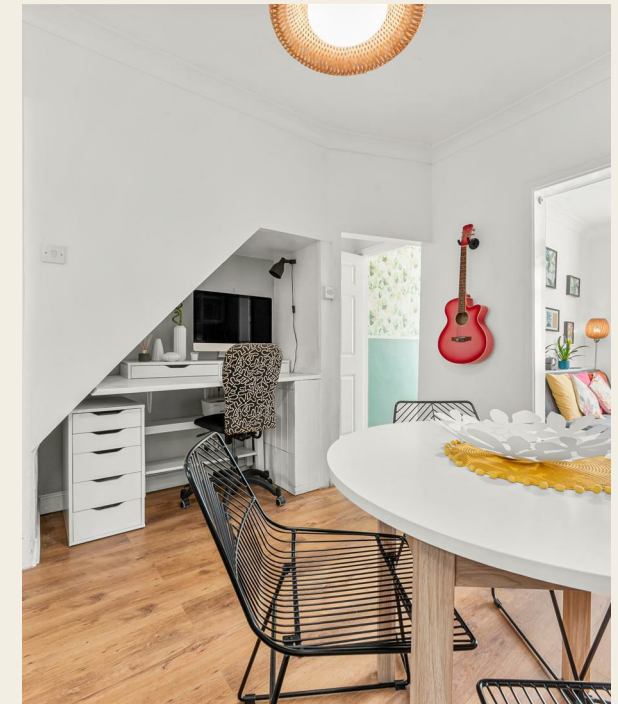
An enclosed rear garden with stone wall and timber fencing. Garden laid partly to lawn. Paved sun terrace, ideal for table and chairs. Flower borders planted with mature shrubs and bulbs for all year colour. Decked sun terrace with timber frame storage shed. Cold water tap with fitted irrigation system.

#### Additional Information

New render with external insulation to the rear aspect. New guttering and drainage installed.

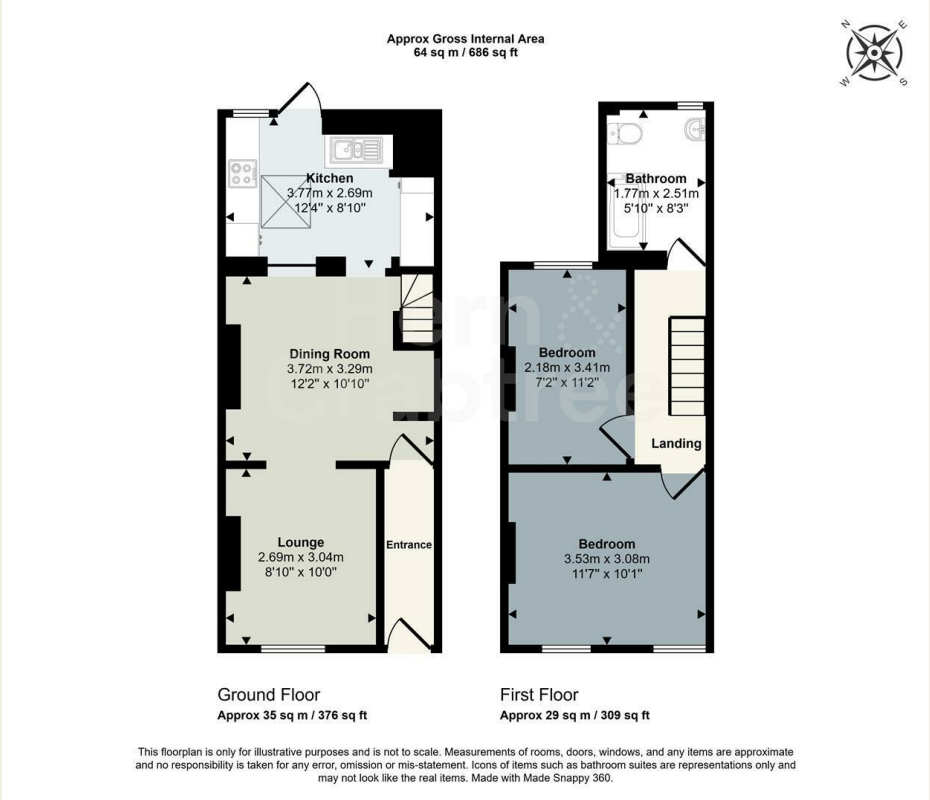
#### Disclaimer

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Energy Efficiency Rating		
	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

