

# Blaise Place

CARDIFF, CF11 6JR

GUIDE PRICE £245,000

**Hern &  
Crabtree**





# Blaise Place

A charming two bedroom house in a peaceful cul-de-sac.

Step through the front door into a welcoming hallway that leads into an open-plan living and dining room — an inviting space designed for both relaxing evenings and entertaining guests. Light flows through the property, enhancing the sense of space and warmth throughout. A modern kitchen providing ample storage and workspace, with direct access out to a low-maintenance rear garden – a private, sunny spot ideal for morning coffees or summer barbecues. Upstairs, you'll find two generously sized bedrooms, both well-proportioned and tastefully presented, along with a contemporary bathroom that completes the accommodation. There is also parking to the rear, adding everyday convenience.

Situated within easy reach of Cardiff city centre, local amenities, transport links and green spaces, Blaise Place offers a wonderful lifestyle in a sought-after residential location. This beautifully presented terraced house on Blaise Place is a great opportunity for first-time buyers, downsizers or investors.



## Hallway

Enter via a double glazed composite door to the front elevation. Tiled flooring. Radiator. Stairs rise up to the first floor.

## Living/Dining Room

Double glazed French doors leading to the rear garden. Wooden laminate flooring. Radiator. Understairs storage cupboard.

## Kitchen

Double glazed door leading to the rear garden. Double glazed window to the side elevation. Wall and base units with worktops over. Integrated five ring gas hob with tiled splashback and cooker hood over. Stainless steel one and half bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for fridge freezer. Space for further appliance. Tiled flooring.

## Landing

Stairs rising up from the hallway. Wooden handrail and spindles. Matching bannister. Fitted linen cupboard. Loft access hatch with fitted ladder.

## Bedroom One

Double glazed window to the side elevation. Radiator.

## Bedroom Two

Double glazed window to the side elevation. Wooden laminate flooring. Radiator.

## Bathroom

Double glazed obscured window to the front elevation. W/C and wash hand basin. Vanity unit. L-shaped bath with central mixer taps, fitted shower over and glass splashback screen. Tiled walls. Vinyl flooring. Radiator. Extractor fan.

## Garden

Enclosed rear garden. Paved patio. Artificial grass lawn. Raised timber decked seating area. Outside light. Cold water tap. Power points.

## Additional Information

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

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

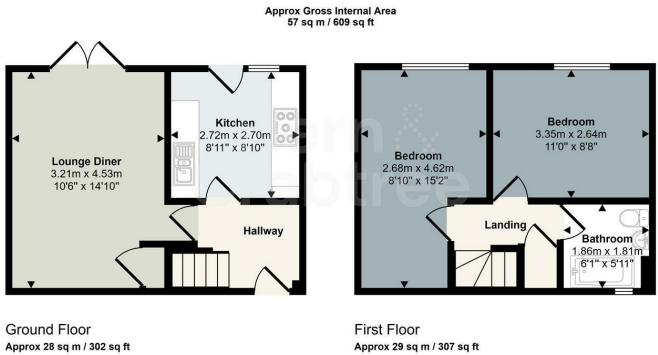




Good old-fashioned service with a modern way of thinking.



| 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 |         |                         |
|                                             | 74      | 80                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

