

Carmarthen Street

CARDIFF, CF5 1QG

GUIDE PRICE £275,000

Hern &
Crabtree



Carmarthen Street

A charming two-bedroom mid-terrace house situated on the popular Carmarthen Street.

Bright, airy and full of natural light, the home is neatly arranged across two floors and provides a solid canvas for both first-time buyers looking to make their mark and investors seeking a property in a high-demand area.

Step inside to a generously sized open-plan living and dining space. To the rear, a functional kitchen opens out to a private garden, offering a peaceful spot to unwind or explore outdoor dining in the warmer months. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom, completing the accommodation.

Perfectly positioned just moments from the eclectic mix of independent cafés, bars, restaurants and boutiques that line Cowbridge Road East, this is Canton living at its best. You're also within walking distance of Pontcanna's leafy parks, the city centre, and excellent transport links, making it easy to enjoy everything Cardiff has to offer.



766.00 sq ft

Hallway

Enter via a wooden door to the front elevation with window over. Coved ceiling. Dado rail. Wooden laminate flooring. Radiator. Stairs rise up to the first floor.

Living Room

Double glazed window to the front elevation. Inset within chimney breast. Fitted storage cupboards into alcoves. Radiator. Squared off archway to the dining room.

Dining Room

Double glazed window to the rear elevation. Fitted shelving into alcoves. Understairs storage cupboard. Radiator. Squared off archway to the living room.

Kitchen

Double glazed window to the side elevation. Glazed wooden Barn style door leading to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated fridge freezer. Space for gas cooker. Plumbing for washing machine. Worcester gas combination boiler. Vinyl flooring. Radiator.

Landing

Stairs rise up from the hallway. Wooden handrail. Wooden bannister. Split level landing. Coved ceiling. Loft access hatch.

Bedroom One

Two double glazed windows to the front elevation. Fitted wardrobe. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Fitted shelving into alcoves. Radiator.

Bathroom

Double glazed obscured window to the rear elevation. W/C and wash hand basin. Shower quadrant with electric shower and glass door. Bath with electric shower over and glass splashback screen. Fitted linen cupboard. Part tiled walls. Stripped wooden flooring. Radiator.

Garden

Enclosed rear garden. Mature shrubs. Stone chippings. Purpose built storage cupboard. Side return. Outside light.

Additional Information

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

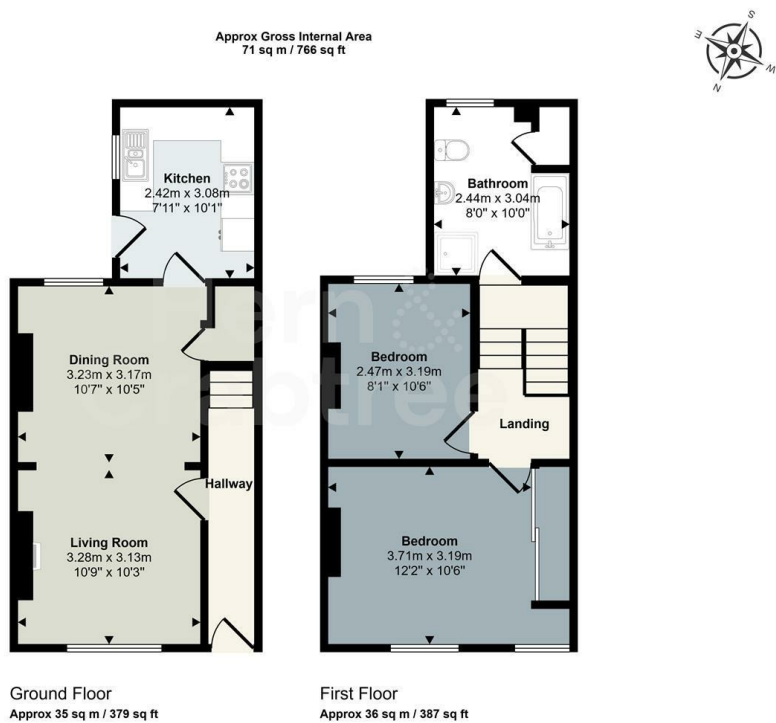
Disclaimer

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.



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.



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		
	70	80
England & Wales		EU Directive 2002/91/EC

