

Swinton Street

SPLOTT, CARDIFF, CF24 2NU

GUIDE PRICE £250,000

**Hern &
Crabtree**



Swinton Street

This lovely, traditional bay fronted home is situated on the fringe of the city centre of Cardiff - on Swinton Street.

The superb open plan kitchen and dining room serves as the heart of the home, providing an inviting space for family meals and social gatherings. Additionally, open plan living space, provides versatility, perfect for families and there is a useful utility room and ground floor cloakroom - this charming property offers a delightful blend of comfort and modern living.

The house features two well-proportioned bedrooms and the first floor modern bathroom is of good size.

The location of this property is perfect for those working in to the city centre, or for those looking for easy access to a huge arrange of attractions, that Cardiff offers!

This property is ideal for those seeking a vibrant community atmosphere while being close to the amenities and attractions that Cardiff has to offer. With its thoughtful layout and modern features, this mid-terrace house is a wonderful opportunity for first-time buyers or those looking to downsize. Don't miss the chance to make this delightful home your own.



Reception hall

Double glazed panelled front door to the reception hall. Feature tiled flooring. Radiator. Staircase rising to the first floor. Coving to the ceiling. Access to:

Lounge area

An open plan lounge/ dining room. The current owners have furnished the middle room as a lounge area, to create a cozy room to relax in.

Radiator. Door to understairs storage cupboard. Wired for wall lights. Smooth plastered ceiling. Coving to the ceiling. Meter cupboard. Feature flooring. Open plan access to the dining area and double opening glass panelled doors to the kitchen/ diner.

Dining area

Double glazed bay window to the front elevation. Smooth plastered ceiling. Coving to the ceiling. Wired for wall lights. Feature flooring. Radiator. Meter cupboard.

Kitchen/ diner

A generous open plan, kitchen/ diner. Well designed with a good amount of storage, provided by cupboards, drawer units and a kitchen island unit. Complementary work surfaces and contemporary style splashbacks. Integrated electric oven with four ring gas hob and chimney style extractor fan above. Space for American style fridge freezer. Inset sink drainer unit with mixer tap above. The kitchen island provides space for bar stools, ideal for entertaining. Feature tiled flooring. Radiator. Wall mounted gas combination boiler. UPVC double glazed window and door to the rear elevation providing access to the garden. Smooth plastered ceiling. Coving to the ceiling. Multiple ceiling light points. Access to:

Utility room

A useful utility room. Plumbing and space for washing machine and tumble dryer. Fitted worksurface. Tiled splashback. Double glazed window to the side elevation. Door to:

Cloakroom

A two piece suite in white comprising: low level WC and wall hung wash hand basin, with tiled splashback. Double glazed window to the rear elevation. Heated towel radiator.

Landing

A split level landing. Access to the loft space. Coving to the ceiling.

Bedroom one

A well presented double bedroom. Two double glazed windows to the front elevation. Radiator. Coving to the ceiling.

Bedroom two

A light second bedroom. Double glazed window to the rear elevation. Radiator. Coving to the ceiling.

Bathroom

A three piece suite in white comprising: panelled bath with electric shower and glass screen, wash hand basin and WC. Double glazed window to the rear elevation. Heated towel radiator. Walls are part tiled.

Outside rear

An enclosed rear garden with traditional stone walls. Laid mainly to lawn with paved pathway running through the middle.

Disclaimer



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		
EU Directive 2002/91/EC		

