

Mardy Street

CARDIFF, CF11 6QW

GUIDE PRICE £315,000

Hern &
Crabtree



Mardy Street

A charming four-bedroom mid-terrace home situated on Mardy Street.

Step inside and you'll find three versatile reception rooms, each filled with natural light and ideal for modern family living. Whether it's a cosy lounge for quiet evenings, a dining area for entertaining or a creative space to work from home, this property offers flexibility to suit your lifestyle.

The four good sized bedrooms makes this an ideal choice for families or anyone seeking additional room for guests or a home office. A well-positioned bathroom serves the household, completing the home's practical layout.

Outside, you'll discover a low-maintenance garden – the perfect spot to enjoy a morning coffee or unwind after a busy day.

Located just a short stroll from local shops, cafés, and excellent transport links into the city centre. Whether you're a first-time buyer, growing family, or investor, this Mardy Street property offers an exciting opportunity to make this house your next home.



1352.00 sq ft

Front

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

Porch

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

Hallway

Traditional wooden glazed door with window over. Coved ceiling. Wooden laminate flooring. Radiator. Stairs rise up to the first floor. Understairs storage alcove.

Living Room

Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Electric fire with stone surround and wooden mantelpiece. Radiator.

Sitting Room

Glazed door and windows to the utility offering natural light. Coved ceiling. Picture rail. Fitted storage into alcove. Electric fire with stone surround and wooden mantelpiece. Wooden laminate flooring. Radiator.

Utility

Wooden obscure glazed door leading to the rear elevation with windows to the side and above. PVC roof. Plumbing for washing machine. Space for further appliance. Fitted shelving. Vinyl flooring.

Dining Room

Double glazed window to the side elevation. Electric fire with stone surround and wooden mantelpiece. Wooden laminate flooring. Radiator.

Kitchen

Double glazed sliding doors leading to the rear garden. Wooden obscure glazed door to the side elevation with window over. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Space for Range style gas cooker with tiled splashback and cooker hood over. Space for fridge freezer. Vinyl flooring. Radiator. Gas combination boiler.

Landing

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

Bedroom One

Double glazed bay and half window to the front elevation. Coved ceiling. Picture rail. Wooden laminate flooring. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Picture rail. Wooden laminate flooring. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Wooden laminate flooring. Radiator. Rear loft access hatch.

Bedroom Four

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

Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with shower over. Part tiled walls. Vinyl flooring. Radiator. Extractor fan.

Garden

Enclosed rear garden. Paved patio. Bark chippings. Side return. Purpose built storage shed. Pedestrian gate leading to rear lane access. Access to the garage.

Garage

Up and over roller door. Power and light. Glazed windows.

Additional Information

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

Disclaimer

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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



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