

**GUIDE PRICE £275,000**

**Hern &  
Crabtree**





# Egerton Street

A classic two-bedroom mid-terraced home, perfectly placed in a highly sought-after area

Behind its traditional façade lies a welcoming hallway with stripped wooden flooring that flows through the living and dining areas. The front living room features a cast iron fireplace and a bay window, filling the space with natural light and providing a wonderful spot to relax. A squared archway opens to the dining room with French doors leading out to the rear garden – a peaceful outdoor retreat.

The kitchen is neatly arranged and leads through to a practical storage room, complete with shelving. Upstairs, two well-proportioned bedrooms offer comfortable and versatile living, while the bathroom completes the first floor. Outside, a rear garden provides a private space to enjoy the fresh air, with a forecourt garden adding to the home's attractive curb appeal.

Independent coffee shops, restaurants and delis line Canton High Street, while nearby Pontcanna Fields and Llandaff Fields offer acres of green space for walks and weekend activities. You'll find a great mix of local boutiques, art spaces, and friendly pubs all just a short stroll away, along with excellent transport links to Cardiff city centre.



**851.00 sq ft**

#### Front

Front forecourt garden. Timber fence.

#### Hallway

Tradition wooden obscure glazed door to the front elevation with window over. Coved ceiling. Stripped wooden flooring. Radiator.

#### Living Room

Double glazed bay window to the front elevation. Coved ceiling. Cast iron feature fireplace with wooden mantle and stone hearth. Stripped wooden flooring. Radiator. Squared off archway to the dining room.

#### Dining Room

Glazed wooden French doors to the rear garden with window over. Fitted storage units into alcoves. Stripped wooden flooring. Radiator. Squared off archway to the living room.

#### Kitchen

Double glazed window to the side elevation. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback. Integrated oven. One bowl sink and drainer. Plumbing for washing machine. Understairs storage cupboard. Tiled flooring. Radiator. Archway to the storage room.

#### Storage Room

Space for fridge freezer. Fitted shelving. Tiled flooring.

#### Landing

Stairs rise up from the hallway. Wooden bannister. Split level landing. Fitted linen cupboard. Loft access hatch.

#### Bedroom One

Two double glazed windows to the front elevation. Cast iron feature fireplace. Radiator.

#### Bedroom Two

Double glazed window to the rear elevation. Cast iron feature fireplace. Radiator.

#### Bathroom

Double glazed window to the rear elevation. W/C and wash hand basin. Bath with fitted shower over and glass

splashback screen. Part tiled walls. Vinyl tiled flooring. Radiator.

#### Garden

Enclosed rear garden. Paved patio. Grass lawn. Timber decked seating area. Raised flower borders with mature shrubs and trees. Cold water tap.

#### Additional Information

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

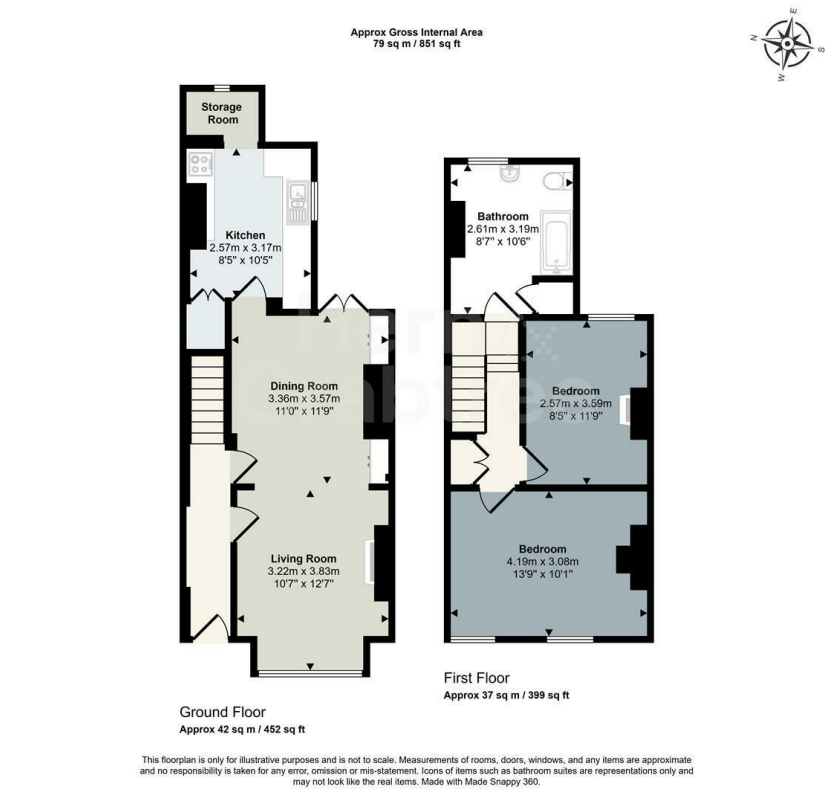
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 79                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 48      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Hern & Crabtree

02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 6HS

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