

Dorset Street

Grangetown, Cardiff CF11 6PT



- EPC - D
- Extended Bay-Fronted

- Utility Room and Cloakroom
- Two Double Bedrooms

- South Facing Rear Garden
- Highly Sought After Location

This marvellous home occupies an enviable position, situated in the heart of Grangetown and located within a pleasant stroll of the local shops, parks and amenities on offer in this highly-sought after part of the city.

Hidden behind the handsome, bay fronted exterior of this beautiful family home lies a deceptively spacious amount of living space spread over three floors and offering the perfect blend of charming traditional features and contemporary-style fittings.

The accommodation comprises the entrance porch, welcoming hallway, bay fronted through-living/dining room, solid-oak fitted kitchen, utility room, ground floor W.C.,

Front

Enclosed forecourt accessed via gate with path leading to:

Entrance Porch

Accessed via composite glazed front door, opening to porch. Original tiled floor and glass panelled door, opening to:

Hall

Coved ceiling, radiator, stairs rising to first floor landing and doors to lounge, dining area and kitchen.

Lounge 14'6" to bay window x 11'7" (4.42m to bay window x 3.53m)

Double glazed bay window to front, coved ceiling, radiator, TV point, power points and gas fire with mantle and hearth. Squared arch to:

Dining Area 10'11" x 9'6" (3.33m x 2.90m)

Coved ceiling, radiator, power points, glass panelled doors to hall, double glazed door to rear garden and space for family dining table and chairs.

Kitchen 10'5" x 9'10" (3.18m x 3.00m)

The fitted kitchen offers a range of oak veneered tall, wall and base units with complementing worktops over and inset stainless steel sink unit with mixer tap and inset drainer. Integral dishwasher, electric oven, grill and five ring gas hob with chimney cooker hood over. Sunken ceiling spotlights, tiled splash backs, power points, tiled floor and double glazed window to side. Archway to:

Utility Room 8'4" x 4'4" (2.54m x 1.32m)

Fitted solid oak veneered base unit with worktop over and space for white goods. Sunken ceiling spotlights, power points, cupboard housing fridge freezer, vertical radiator and double glazed window to rear. Double glazed door to side and rear garden.

W.C

Comprising a low level W.C, wall mounted wash hand basin, radiator and part tiled walls.

First Floor Landing

Split level landing with doors to bedrooms and bathroom plus staircase rising to loft room.

Bedroom One 12'2" min to wardrobes x 11'5" (3.71m min to wardrobes x 3.48m)

Double glazed windows to front, radiator, power points and wardrobe unit.

Bedroom Two 11'9" x 9'0" (3.58m x 2.74m)

Double glazed window to rear, radiator and power points.



Family Bathroom

The beautiful, refitted suite comprises a low level W.C, vanity unit with dual ceramic sinks with mixer taps, bathtub with central mixer tap and ridge-tiled splash backs plus dual-head shower unit with ridge-tiled splash backs. Tiled floor, chrome heated towel rail, extractor and obscured double glazed window to rear.

Loft Room 11'10" x 11'7" min (3.61m x 3.53m min)

Exposed brick chimney breast, 'Velux' skylight to rear, sunken ceiling spotlights, power points and built-in eaves storage cupboard.

Rear Garden

Recently landscaped by the current owners, this generous sized space is laid mainly with artificial lawn leading to a raised timber-framed deck with fitted seating area, well positioned to enjoy the sun into the late evening and the perfect spot for those summer barbecues.