



Nottingham Street

| Canton | Cardiff | CF5 1JP

NOTTINGHAM STREET

Offers In Excess Of £315,000



OUTSIDE

Front
Forecourt.

Rear
Enclosed rear garden with pressed concrete tiled patio. Astro turf lawn. Timber decking, Power point and light. Detached summer house with glazed windows, power and light (12'9" x 9'8").

Additional Information
We have been advised by the vendor that the property is Freehold.
Epc

An exceptional three double bedroom mid terrace house that is perfectly placed on this no through road in the heart of Canton. The property has been immaculately presented to a high standard throughout by the current owners and is ready for the next occupier to move straight in.

Set over three floors, the homely accommodation briefly comprises: Front Garden, Entrance Hall, Lounge opening up into the Dining Room, Fitted Kitchen and a Utility Area to the ground floor. To the first floor is the Bathroom, Two Double Bedrooms with stairs leading to the Third Double Bedroom. The property further benefits from a good size low maintenance rear garden with a detached summer house currently set up as a bar.

Nottingham Street is perfectly positioned close to local shops, schools, amenities and canton's high street. Canton and Victoria Park offer a large variety of shops, cafes, green spaces and amenities along with excellent public transport links to Cardiff city centre. Internal viewings are highly recommended!

Entrance

Entered via a double-glazed composite door to the front with a matching window over into the hallway.

Hallway

Radiator. Doorway to the lounge.

Lounge

11'10" max x 11'1"

Double-glazed window to the front. Radiator. Gas fireplace with stone hearth and wooden mantle piece.

Dining Room

14'7" x 11'5"

Stairs to the first floor. Open archway to the lounge. Radiator. Double-glazed French doors to the conservatory/utility area and doorway to the kitchen.

Kitchen

8'6" x 8'1"

Double-glazed window to the rear. The kitchen is fitted with wall and base units

with worktops. Ceramic sink and drainer. Electric cooker with four ring electric hob and cooker hood over. Space and plumbing for washing machine. Space for fridge freezer. Tiled splashback and tiled floor.

Conservatory Utility

5'10" x 9'1"

Double-glazed pvc door to the rear with matching windows. Pvc roof.

FIRST FLOOR

Stairs from the dining room with wooden hand rail and spindles.

Landing

Bannister. Stairs to the second floor.

Bathroom

8' x 8'5"

Obscure double-glazed skylight window to the rear. Bath with electric shower over, w/c and vanity wash hand basin. Mirrored vanity

unit. Heated towel rail. Tiled walls and vinyl floor. Concealed Worcester gas combination boiler. Extractor fan.

Bedroom One

10'4" x 12'11"

Two double-glazed windows to the front. Radiator. Fitted wardrobes.

Bedroom Two

11'9" x 9'5"

Double-glazed window to the rear. Radiator. Wood laminate floor.

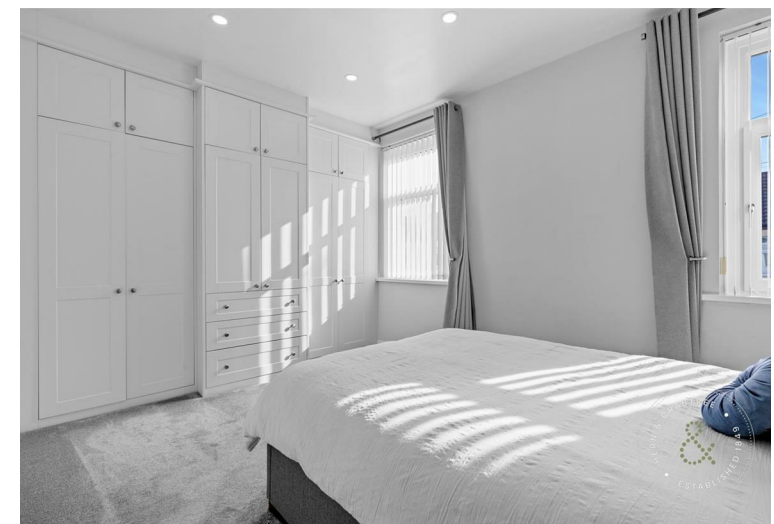
SECOND FLOOR

Stairs rise from the first floor landing with wooden bannisters and hand rail.

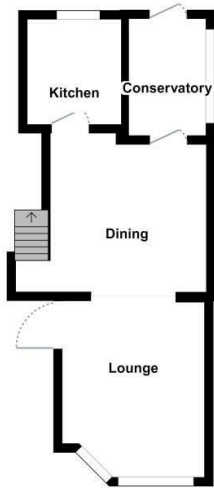
Bedroom Three

17'2" x 9'11" expanding to 13'2"

Skylight window to the front and double-glazed window to the rear. Wood laminate floor. Storage into the eaves. Radiator. Floor to ceiling height 6'10".

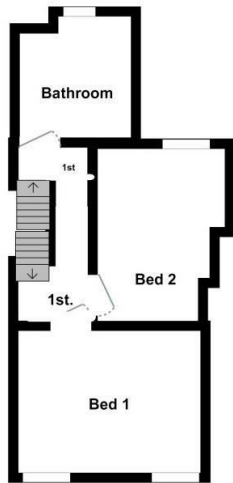


Call Hern & Crabtree to arrange a viewing on **02920 555 198**



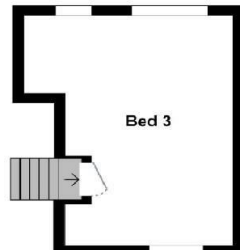
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Ground Floor



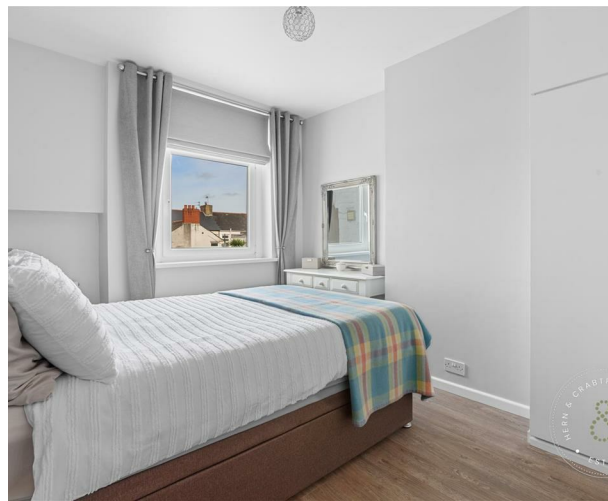
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1st Floor



For illustration purposes only. Not to scale.

2nd Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		66
(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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.