



24 Howard Street, Cardiff, CF24 2AX

Offers In Excess Of £190,000



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Welcome to Howard Street

Nestled in the heart of Splott, Cardiff, this charming two-bedroom terraced cottage on Howard Street offers a perfect blend of modern living and period charm. Comprehensively renovated in 2019, including a new roof and boiler, this property is ideal for first-time buyers, downsizers, and investors.

Open-Plan Living

The property boasts an inviting open-plan living and dining area, designed to create a spacious and airy environment. The seamless flow between the living room and dining area makes it perfect for entertaining guests or enjoying family time. The focal point of the living area is the stunning cast iron feature fireplace, adding a touch of elegance and warmth.

The Lounge Area

9'3" x 13'5" (2.83m x 4.11m)

Step into the welcoming lounge, where comfort meets style. The large window allows natural light to flood the room, creating a bright and cheerful atmosphere. The beautiful cast iron fireplace serves as a striking centrepiece, providing both warmth and a touch of vintage charm. The neutral colour palette enhances the sense of space and light, making it easy to personalise with your own furnishings and décor.

The Dining Room

10'3" x 11'7" (3.14m x 3.55m)

Adjacent to the lounge is the dining area, perfectly positioned for both everyday meals and special occasions. The open-plan design ensures a seamless transition between spaces, making it ideal for hosting dinner parties or family gatherings. The dining area features beautiful wooden flooring that adds a rustic touch, complemented by contemporary lighting fixtures that create an inviting ambiance.

Modern Kitchen

6'6" x 10'5" (1.99m x 3.20m)

The fitted kitchen is both stylish and practical, featuring modern appliances, sleek countertops, and ample storage space. Whether you're a seasoned chef or just enjoy cooking the occasional meal, this kitchen will meet all your needs. The kitchen opens out to the south-facing rear garden, ideal for al

fresco dining and enjoying the sun. With a tasteful combination of white cabinetry, wood-effect worktops, and stainless steel appliances, this kitchen is a functional and attractive space for culinary creativity.

Contemporary Bathroom

5'11" x 7'4" (1.81m x 2.25m)

The modern bathroom is equipped with a wall-mounted power shower, ensuring a refreshing start to your day. The clean, contemporary design features sleek tiling and high-quality fixtures. A full-size bathtub provides the option for a relaxing soak, while the white and grey colour scheme adds a touch of sophistication. The bathroom also includes a heated towel rail, adding a touch of luxury and comfort.

Comfortable Bedrooms

Upstairs, you'll find two generously sized bedrooms, each offering a peaceful retreat at the end of the day. The large windows flood the rooms with natural light, creating a bright and welcoming atmosphere. The neutral décor provides a blank canvas for you to personalise and make your own.

Master Bedroom

9'11" x 13'4" (3.03m x 4.08m)

The master bedroom is a spacious sanctuary, designed for comfort and relaxation. With ample room for a king-size bed and additional furniture, this bedroom offers flexibility in layout and design. The large window ensures plenty of natural light, while the soft, neutral tones create a calming environment. Built-in wardrobes provide ample storage space, keeping the room clutter-free and organised.

Second Bedroom

9'4" x 10'6" (2.87m x 3.21m)

The second bedroom is equally inviting, perfect for a guest room, child's bedroom, or home office. The room's versatility makes it a valuable addition to the home, offering plenty of space for a double bed and other furnishings. Like the master bedroom, it benefits from a large window that brightens the space and adds to the overall appeal. The neutral décor allows for easy customisation to suit your needs and style.

South-Facing Garden

The south-facing rear garden is a private haven, perfect for relaxing and unwinding. Low-maintenance and beautifully presented, it offers space for outdoor seating and a touch of greenery. Whether you enjoy gardening, sunbathing, or dining outdoors, this garden provides the perfect setting. The patio area is ideal for barbecues and outdoor gatherings, while the gravel section requires minimal upkeep, allowing you to enjoy your outdoor space with ease.

Prime Location

Howard Street is situated in the vibrant neighbourhood of Splott, Cardiff, known for its close-knit community and excellent amenities. The property is within walking distance of Cardiff City Centre, offering easy access to a variety of shops, restaurants, and cultural attractions. Splott boasts excellent transport links, with bus routes and train stations nearby, making commuting to other parts of the city and beyond a breeze. The area is also home to several well-regarded schools, parks, and leisure facilities, providing a perfect blend of urban convenience and suburban tranquillity. Whether you're looking to enjoy a peaceful stroll in one of the local parks, shop at nearby retail centres, or dine at a variety of eateries, Splott offers a vibrant and convenient lifestyle.

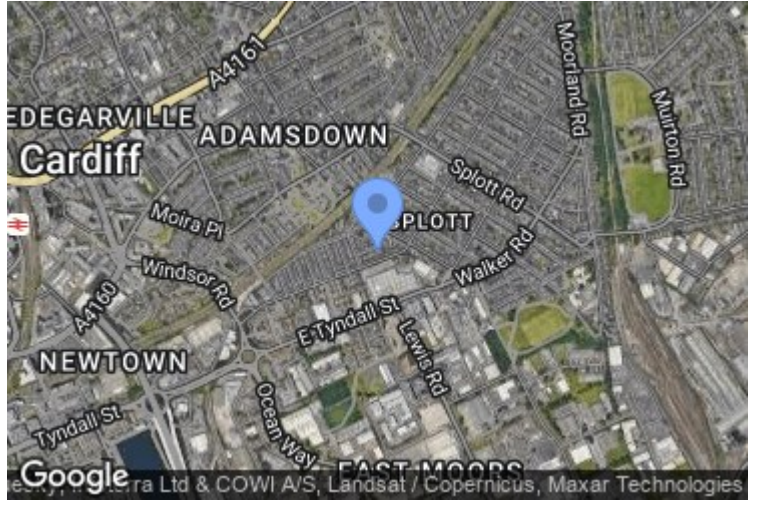
Tenure

We have been advised that the property is FREEHOLD.

Council Tax

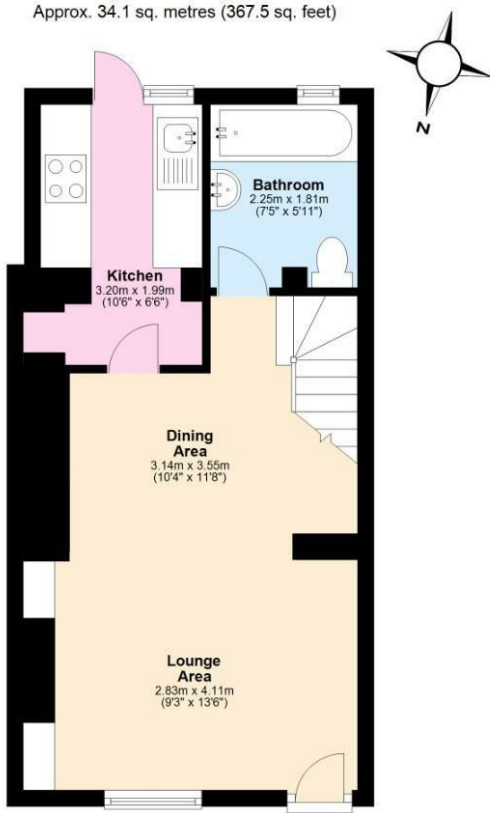
Band C.





Ground Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



First Floor

Approx. 24.7 sq. metres (266.1 sq. feet)



Total area: approx. 58.9 sq. metres (633.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
68	90

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

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