24 Kent Street

Cardiff, CF11 7DL

Watts & Morgan

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Cardiff, CF11 7DL

£399,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A beautifully presented and extended four bedroom mid-terrace family home. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, sitting room, spacious open-plan kitchen/dining/living room and shower room. Split-level first floor landing, spacious primary bedroom with en-suite and two further double bedrooms. Located on the second floor is a versatile loft room. Externally the property benefits from beautifully landscaped and enclosed rear garden with outdoor kitchen and a versatile garden room.

Directions
Cardiff City Centre – 1.3 miles
M4 Motorway – 9.2 miles

Your local office: Penarth
T: 02920 712266 (1)
E: penarth@wattsandmorgan.co.uk

Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a welcoming hallway benefitting from porcelain tile flooring, a decorative arch, decorative cornice detailing and a carpeted staircase leading to the first floor.

The sitting room benefits from carpeted flooring, decorative cornice detailing, a ceiling rose, a central feature fireplace and a uPVC double-glazed window to the front elevation.

The open-plan kitchen/dining/living room is the focal point of the home and enjoys continuation of porcelain tile flooring, a central feature fireplace with a log burner, a ceiling rose, an understairs storage cupboard, a built-in speaker system and a set of uPVC double-glazed sliding doors providing access to the rear garden. The kitchen showcases a range of wall and base units with granite effect laminate work surfaces. Integral appliances to remain include; an electric oven, a combination of microwave/grill, a six-ring gas hob with an extractor fan over and a dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a feature glass splash-back, under-counter and under-plinth lighting, recessed ceiling spotlights and a remote controlled sky light.

The shower room has been fitted with a two-piece white suite comprising; a wash hand basin set within a vanity unit and a WC. The shower room further benefits from a large walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, porcelain tile flooring, partially tiled splash-back, a wall-mounted chrome towel radiator, an extractor fan and an obscure uPVC double-glazed window to the rear elevation.

First Floor

The split-level first floor landing enjoys carpeted flooring, a uPVC double glazed window to the front elevation and a carpeted staircase with an understairs storage cupboard leading to the second floor.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a recessed storage cupboard housing the wall-mounted ‘Baxi’ combi boiler and a uPVC double-glazed window. The en-suite as been fitted with a three-piece white suite comprising; a 'P'-shaped panelled bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from vinyl flooring, partially tiled/partially wood panelled walls, an extractor fan and an obscure uPVC double-glazed window to the rear elevation.

Bedroom two is a spacious double bedroom and benefits from carpeted flooring and a uPVC double-glazed window to the front elevation.

Bedroom three is another spacious double bedroom and enjoys carpeted flooring and a uPVC double-glazed window to the rear elevation.

Second Floor

Located on the second floor is large, versatile loft room which benefits from carpeted flooring, four hatches providing access to eaves storage and two large double-glazed roof lights with built-in blinds.

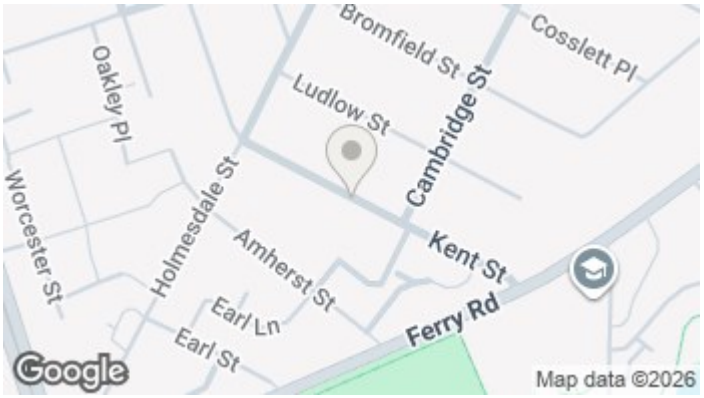
Garden & Grounds

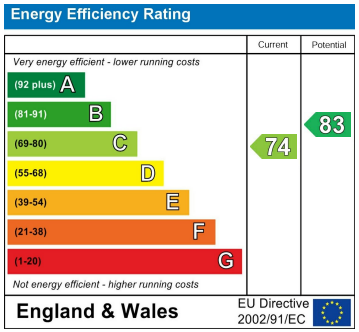
24 Kent Street enjoys a beautifully landscaped, private and enclosed rear garden laid with patio tile providing ample space for outstood entertaining and dining. The rear garden also benefits from an outdoor kitchen and a versatile garden/games room with full electrical connections.

Additional Information

Freehold.
All mains services connected.
Council tax band 'D'.
EPC rating 'TBC'.

Total area: approx. 175.2 sq. metres (1885.6 sq. feet)





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Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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