Wilson Street

SPLOTT, CF24 2NZ

GUIDE PRICE £250,000

Hern & Crabtree

Wilson Street

A beautifully presented three-bedroom traditional terraced home.

The ground floor comprises an entrance hallway, a bright front living room with bay window, separate dining room and a fitted galley-style kitchen with extensive storage and worktop space. Beyond the kitchen is a bathroom fitted with a bath and shower over, wash hand basin and WC.

Upstairs are three bedrooms, including a particularly generous principal bedroom spanning the front of the property, together with two further bedrooms. The rear bedroom also provides access to a useful additional storage area.

Outside, the property benefits from an enclosed rear garden with a paved pathway, lawned area and useful storage/outbuilding to the rear.

The property is within easy reach of a good range of local shops, cafés and everyday amenities, while Cardiff city centre is readily accessible by foot, bicycle, car or public transport. Nearby green spaces include Splott Park, and the area also offers convenient access to Cardiff Bay, major road links and a number of local schools.

Approx 892.00 sq ft

Council Tax Band: D

Entrance Hall
Enter via a traditional wooden door with window over. Coved ceiling. Tiled flooring. Radiator. Stairs rising to the first floor. Doors to living room and dining room.

Living Room
Double-glazed bay window to the front. Coved ceiling. Radiator. Laminate flooring. Built-in shelving to alcove.

Dining Room
Double-glazed French doors opening to the rear garden. Vertical radiator. Laminate flooring. Understairs storage cupboard. Doors to kitchen and entrance hall.

Kitchen
Double glazed windows to the side elevation. Glazed wooden door to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Integrated dishwasher. Integrated fridge freezer. Plumbing and space for washing machine. Vinyl flooring. Radiator.

Bathroom
Panelled bath with shower over and glass screen. Pedestal wash hand basin. Close-coupled WC. Tiled walls. Vinyl flooring. Obscure double-glazed window to the rear. Radiator.

First Floor Landing
Doors to all three bedrooms. Wooden handrail and spindles. Matching bannister. Loft access hatch.

Bedroom One
Two double-glazed windows to the front elevation. Radiator.

Bedroom Two
Double-glazed window to the rear elevation. Radiator.

Bedroom Three
Double-glazed window to the rear elevation. Radiator. Door providing access to a useful storage area.

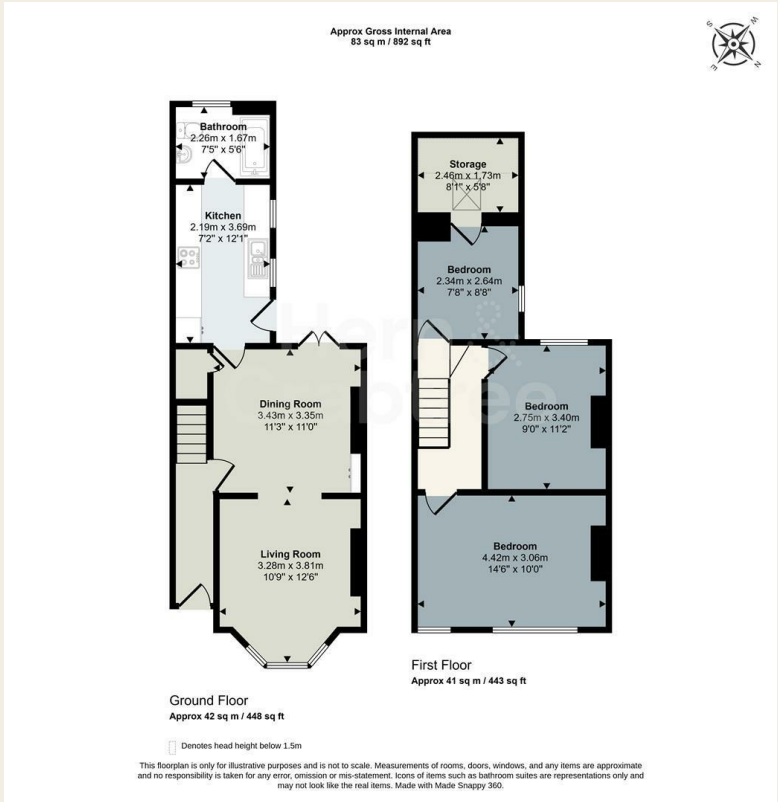
Storage
Useful additional storage space accessed from bedroom three.

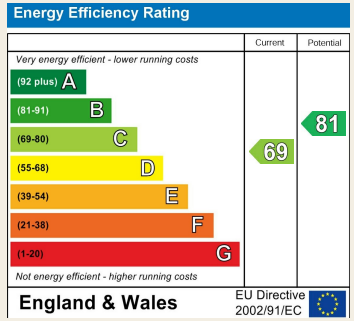
Rear Garden
Enclosed rear garden with lawned area and paved pathway. Side return. Cold water tap. Mature boundary planting and walls. Outbuilding to the rear.

Additional Information
Freehold. Council Tax Band D (Cardiff). EPC rating C.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.
Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted in order to proceed with the sale. Details can be found on our website.

Good old-fashioned service with a modern way of thinking.





Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.