



Kincraig Street | | Cardiff | CF24 3HW

Asking price £230,000



Sheppard & Bear

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Nestled on the charming Kincraig Street in Cardiff, this delightful house presents a wonderful opportunity for those looking to create their dream home. Spanning an impressive 933 square feet, the property boasts two spacious double bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining.

While the house is in need of modernisation, it is brimming with potential and retains many original features that add character and charm. The layout is practical and versatile, allowing for a variety of design possibilities to suit your personal taste.

The location is truly fantastic, situated just a stone's throw away from a wealth of shops along Albany Road

- Two spacious double bedrooms
- Original features throughout
- Prime location near shops
- Walking distance to city centre
- 933 sq ft of space
- Two reception rooms
- House in need of modernisation
- Close to Albany and City Road
- No onward chain
- Viewing highly recommended

Entrance porch and hallway

Living room

13'5" max into bay x 11'9" max into recess (3.96m max into bay x 3.35m max into recess)

Dining room

13'3" x 12'8" max into recess (3.96m x 3.66m max into recess)

Lean to

5'10" x 5'4" (1.52m x 1.52m)

Kitchen

10'2" x 9'4" (3.05m x 2.74m)

First floor landing

Bedroom one

15'7" x 10'5" (4.57m x 3.05m)

Bedroom two

13'3" max x 10'10" max into recess (3.96m max x 3.05m max into recess)

Bathroom

10'2" x 9'4" (3.05m x 2.74m)

Outside



Approx Gross Internal Area
87 sq m / 933 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band E
EPC Rating

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.