

Littleton Street

CARDIFF, CF11 6JN

GUIDE PRICE £240,000

Hern & Crabtree



# Littleton Street

A well-presented two bedroom mid-terraced home situated on Littleton Street.

The ground floor opens with a bright and welcoming open-plan living and sitting room to the front of the property, creating an inviting space to relax or entertain. This flows seamlessly through to a separate dining room, which in turn leads to a stylish modern kitchen positioned at the rear. A contemporary shower room completes the ground floor accommodation, thoughtfully arranged for both convenience and comfort.

Beyond the kitchen, an enclosed paved rear garden provides a low-maintenance outdoor retreat, with the added benefit of access to a useful utility space.

Upstairs, the property boasts two generously sized double bedrooms, both well-proportioned and filled with natural light. A modern bathroom serves the first floor, finished with clean lines. From the landing, stairs rise to a versatile loft space.

Littleton Street enjoys close proximity to a range of local amenities, green spaces and excellent transport links, providing easy access to the city centre and beyond.



# 1100.00 sq ft

## Hallway

Enter via a double glazed composite door to the front elevation with window over. Wooden laminate flooring. Stairs rise up to the first floor. Understairs storage cupboard.

## Living Room

Double glazed window to the front elevation. Wooden laminate flooring. Radiator. Open plan to the sitting room.

## Sitting Room

Double glazed window to the rear elevation. Wooden laminate flooring. Radiator. Open plan to the living room.

## Dining Room

Double glazed window to the side elevation. Tiled flooring. Radiator.

## Kitchen

Double glazed window to the side elevation. Wall and base units with worktops over. Integrated five ring gas hob with tiled splashback. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Space for fridge freezer. Tiled flooring.

## Shower Room

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Walk in shower with fitted shower over. Tiled walls. Tiled flooring. Extractor fan.

## Utility

Double glazed door. PVC roof. Plumbing for washing machine.

## Landing

Stairs rising up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Stairs rise up to the loft space.

## Bedroom One

Two double glazed windows to the front elevation. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Radiator.

## Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity unit. Fitted mirror cabinet. Bath with shower mixer. Tiled flooring. Vinyl flooring. Gas combination boiler.

## Loft

Stairs rise up from the first floor landing with wooden handrail and spindles. Double glazed window to the rear elevation. Fitted wardrobe. Storage into eaves.

## Garden

Enclosed rear garden. Paved patio. Cold water tap. Side return.

## Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating TBC.

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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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	

