



Ferndale Street

| Grangetown | CF11 7AZ



# FERNDALE STREET

Guide Price £275,000

Located in the heart of Cardiff, this property offers the perfect blend of city living and suburban tranquillity. This property boasts a cosy reception room, perfect for entertaining guests or relaxing after a long day. With four bedrooms, there's plenty of space for a growing family or for those who enjoy having a home office or guest room.

The property is offered for sale with no onward chain and could be a quick sale for a motivated buyer.

The accommodation comprises of: Porch, hall, living/sitting room, dining room, kitchen/breakfast room, cloakroom, shower room and an enclosed rear garden completes the ground floor. The first floor hosts four bedrooms and a bathroom.

Please contact Hern and Crabtree, Pontcanna for further information.



## Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

## Porch

Enter via a double glazed PVC door to the front elevation. Tiled sidings. Door leading to:

## Hall

Coved ceiling. Ceiling arch detail. Radiator. Stairs rising up to the first floor. Understair cupboard. Doors leading to:

## Living/Sitting Room

26'4 max x 11'2 max

Double glazed bay window to the front elevation. Double glazed door to the rear elevation with window over. Coved ceiling. Two radiators. Ceiling rose. Wooden mantelpiece.

## Dining Room

10'3 max x 14'7 max

Double glazed window to the side elevation. Radiator. Understairs storage cupboard.

## Kitchen/Breakfast Room

20'9 max x 10'2 max

L-shaped room. Double glazed windows to the side elevation. Double glazed PVC door leading to the rear garden. Double glazed skylight

window. Wall and base units with worktops over. One bowl stainless steel sink and drainer with mixer tap. Space for gas cooker. Space for dishwasher. Space for washing machine. Part tiled flooring. Two radiators. Tiled walls. Doors leading to:

## Shower Room

5'4 max x 3'8 max

Fitted electric shower. Mixer tap. Tiled walls. Tiled flooring. Extractor fan.

## Cloakroom

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Tiled walls and flooring.

## Landing

Stairs rise up from the hall. Wooden handrail and spindles. Matching bannister. Split level landing. Fitted linen cupboard. Loft access hatch. Radiator.

## Bedroom One

14' max x 11'3 max

Two double glazed windows to the front elevation. Two radiators. Fitted storage into alcoves. Feature cast iron fireplace. Ceiling fan.

## Bedroom Two

11'5 max x 8'2 max

Double glazed window to the rear elevation. Radiator. Fitted storage.

## Bedroom Three

10'4 max x 9'11 max

Double glazed window to the rear elevation. Radiator. Rear loft access hatch.

## Bedroom Four

7'5 max x 8'3 max

Double glazed window to the side elevation. Fitted storage cupboard.

## Bathroom

7'1 max x 5'2 max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity cupboard. Bath with electric shower over. Radiator. Extractor fan. Tiled walls. Laminate flooring.

## Garden

Enclosed rear garden. Concrete patio. Small side return. Outside light. Pedestrian gate leading to rear lane access.

## 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.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

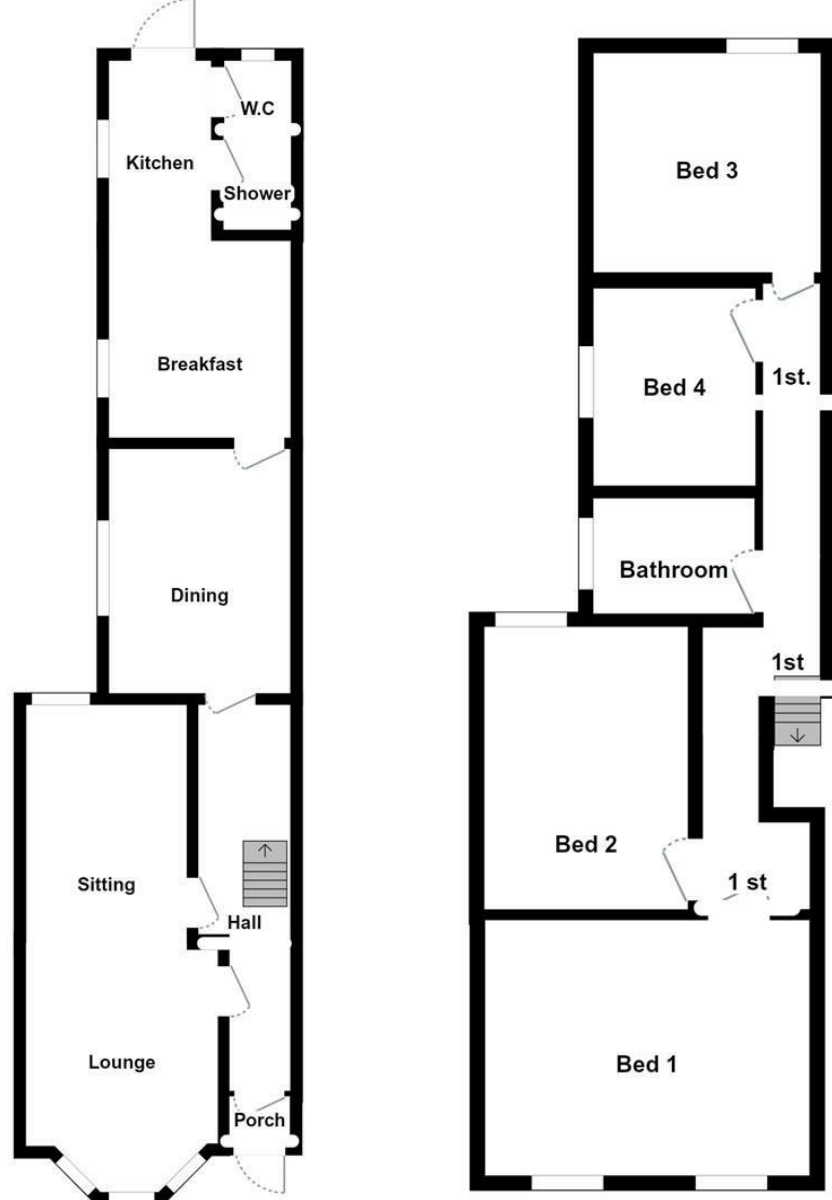




Call Hern & Crabtree to arrange a viewing on 02920 228135

<https://www.hern-crabtree.co.uk>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.