

# Rennie Street

CARDIFF, CF11 6EG

GUIDE PRICE £290,000

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# Rennie Street

Positioned within a well-connected part of Cardiff, this thoughtfully renovated mid-terrace home offers a balanced combination of character and practicality, arranged across two floors with three bedrooms and a welcoming sense of light throughout.

The interior unfolds with a through reception room that links front and rear aspects, creating a natural flow suited to both everyday living and entertaining. The kitchen sits to the rear with direct access to the garden, providing an easy connection between indoor and outdoor spaces. Upstairs, three bedrooms are arranged alongside a neatly appointed bathroom, with the sloped ceilings adding a subtle sense of individuality to the upper floor.

Rennie Street lies within easy reach of the city centre, making it a convenient choice for those seeking access to Cardiff's cultural and commercial hubs. Nearby Pontcanna and Canton offer a well-regarded selection of independent cafés, restaurants and local shops, while green spaces such as Thompson's Park and Bute Park provide welcome respite. The area is served by reputable local schools and benefits from strong transport links, including regular bus routes and nearby train stations connecting across the city and beyond.

This is a home that will appeal to buyers seeking a refined yet approachable property in a vibrant and established Cardiff neighbourhood.



# 910.00 sq ft

## Front Garden

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

## Entrance Hall

Obscured double glazed window to the front aspect. Entrance door leading into the hallway with radiator, staircase rising to the first floor and an under-stairs storage cupboard fitted with coat hanging space.

## Living/Dining Room

Double glazed windows to the front and rear aspects allowing for a pleasant flow of natural light. The room is arranged as a through reception space with spotlights, radiator, power outlets and ample socket points, offering flexibility for both seating and dining.

## Kitchen

Double glazed French doors opening onto the rear garden and a further double glazed window to the side. Fitted with a range of base units with laminated work surfaces over, one bowl composite sink and drainer, integrated fridge freezer, integrated four ring electric hob and integrated oven. Tiled walls, tiled flooring, complemented by spotlights and practical workspace.

## Landing

Accessed via the staircase with spotlights and loft access. Doors lead to all first floor rooms.

## Bedroom One

Double glazed windows to the front aspect. A well-proportioned principal bedroom with radiator, power sockets, spotlights and a laminated door.

## Bedroom Two

Double glazed window to the rear. A comfortable double bedroom featuring spotlights, radiator and power sockets.

## Bedroom Three

Double glazed window to the rear. A versatile third bedroom with sloped ceiling, radiator and power sockets, suitable as a bedroom, nursery or study.

## Bathroom

Double glazed obscured window to the side. Fitted with a

toilet and basin, complemented by a walk-in shower. Fully tiled walls and flooring with a sloped ceiling.

## Rear Garden

Enclosed with wooden fencing, the garden offers a low-maintenance gravel surface with access to the rear, providing a practical outdoor space.

## Additional Information

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

## Disclaimer

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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			
		69	79
England & Wales		EU Directive 2002/91/EC	

