

Warwick Street

GRANGETOWN, CF11 6PW

GUIDE PRICE £250,000

**Hern &
Crabtree**



Warwick Street

A charming two double bedroom & study - traditional home offered for sale with no onward chain!

Beautifully presented accommodation, perfectly suited to first-time buyers, professionals or those seeking a stylish city base. The ground floor opens via a welcoming porch into a bright and well-proportioned open-plan lounge and dining space, ideal for both everyday living and entertaining. To the rear, a spacious fitted kitchen leads through to an inner hallway and a modern bathroom, with access out to the rear garden.

Upstairs, the property continues to impress with two generous bedrooms, one of which benefits from a useful adjoining study area, ideal for home working or a quiet reading nook.

Grangetown is renowned for its strong community feel and excellent range of local amenities, including independent shops, parks and well-regarded schools. The property also benefits from easy access to Cardiff city centre.



777.00 sq ft

Porch

Enter via a double glazed composite door to the front elevation with window over. Wooden parquet flooring.

Lounge/Diner

Double glazed window to the front elevation. Double glazed door to the rear elevation with window over. Coved ceiling. Two cast iron feature fireplaces. Fitted meter cupboard into alcove. Two radiators. Wooden parquet flooring. Stairs rise up to the first floor.

Kitchen

Two double glazed windows to the side elevation. Coved ceiling. Wall and base units with worktops over. Integrated four ring gas hob with cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Space for fridge freezer. Space for further base appliances. Vinyl flooring. Radiator.

Shower Room

Double glazed obscure window to the rear elevation. Coved ceiling. W/C and wash hand basin. Shower quadrant with fitted shower and glass door. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Inner Hall

Double glazed obscure door to the rear garden. Plumbing for washing machine. Fitted storage. Vinyl flooring.

Landing

Stairs rise up from the lounge/diner. Dog-leg staircase. Half rise feature wooden wall panelling.

Bedroom One

Two double glazed windows to the front elevation. Coved ceiling. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Cast iron feature fireplace. Radiator. Loft access hatch.

Study

Double glazed window to the rear elevation. Radiator. Fitted storage with concealed gas combination boiler.

Garden

Enclosed rear garden. Paved patio. Flower border. Side return. Cold water tap. Fitted handrail.

Additional Information

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

Disclaimer

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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.



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



| 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 |



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