



Harriet Street, Cathays Cardiff CF24 4BW

welcome to

Harriet Street, Cathays Cardiff

Charming two-bedroom mid-terrace home in the sought-after area of Cathays, within easy reach of local amenities, schools, and transport links. Featuring two reception rooms, a fitted kitchen, utility area, downstairs WC and an enclosed rear garden. Internal Viewing Highly Recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hall

Laminate flooring and access to:

Lounge Area

13' 6" Max x 9' 7" Max (4.11m Max x 2.92m Max)
Double glazed window to front aspect, laminate flooring, radiator, built in storage and opens to:

Dining Area

13' 6" x 9' 7" (4.11m x 2.92m)
Stairs rising to first floor, laminate flooring, radiator, understairs storage and access to:

Kitchen Area

10' 11" x 8' 8" (3.33m x 2.64m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with cooker hood, integrated fridge/freezer, tiled splashbacks, tiled flooring, spotlights and double glazed window to rear aspect.

Utility Area

Double glazed door providing access to rear garden, tiled flooring, wall mounted combi boiler and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, radiator, space for washing machine and double glazed window to rear aspect.

First Floor

Landing

Doors providing access to:

Bedroom One

13' 6" x 9' 7" (4.11m x 2.92m)
Two double glazed windows to front aspect, radiator and fitted wardrobe.

Bedroom Two

9' 7" x 8' 6" (2.92m x 2.59m)
Double glazed window to rear aspect, loft hatch, built in over stairs storage, fitted wardrobes and access to:

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, extractor fan, spotlights, tiled flooring, radiator, double glazed window to rear aspect and double glazed skylight.

Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed, mainly paved with access to outbuilding.

Outbuilding

Brick built construction, two double glazed windows to side aspect, double glazed window to rear aspect and double glazed door providing access to rear garden.

Agents Note

Agent Note: Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

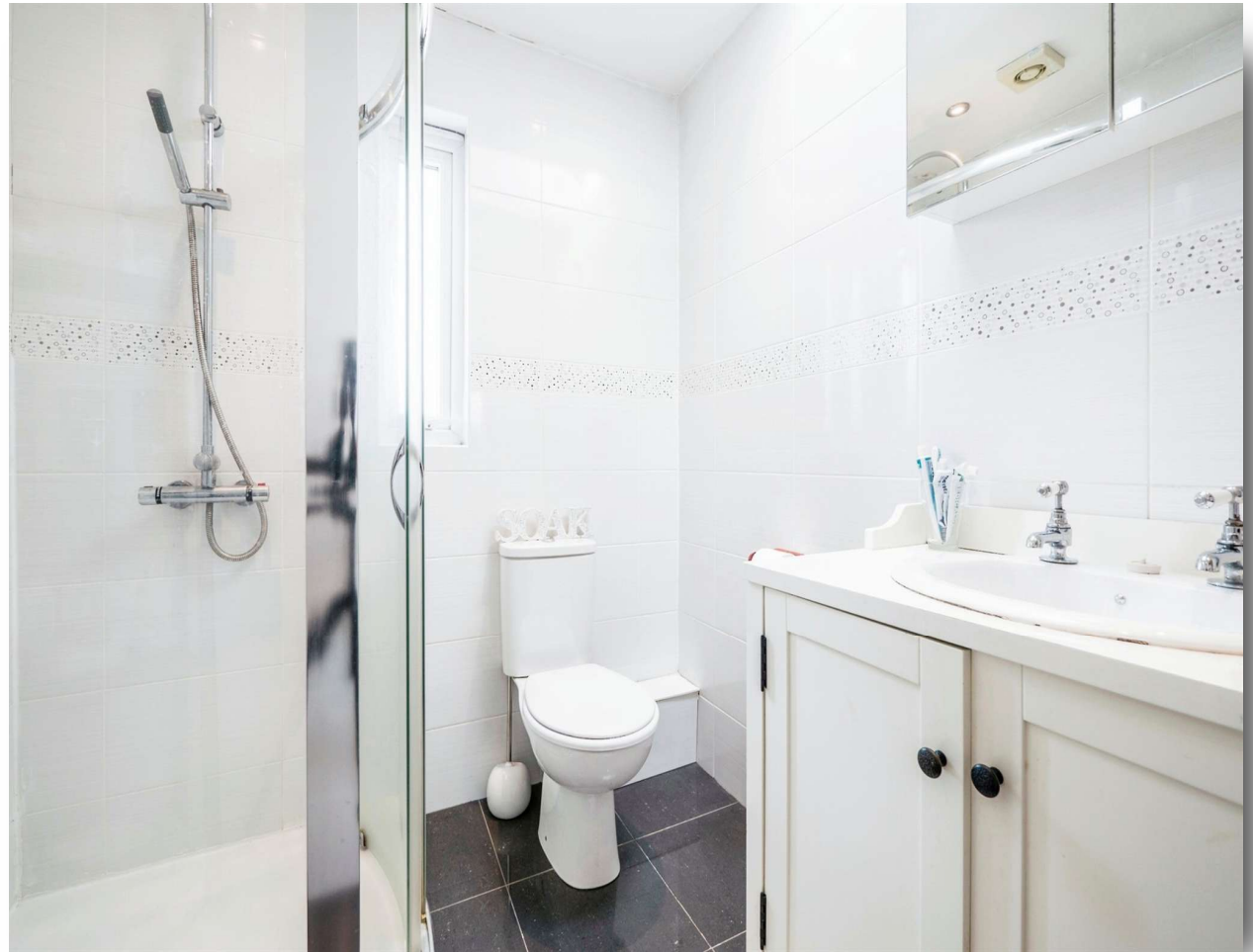


welcome to
Harriet Street,
Cathays Cardiff

- Traditional Mid Terraced Home
- Two Bedrooms
- Lounge Area/Dining Area
- Fitted Kitchen Area/Utility Area
- First Floor Shower Room and Downstairs WC

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£240,000



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Property Ref:
ROA115073 - 0003

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