



**Cosmeston Street, Cathays Cardiff CF24 4LQ**

**welcome to**

## **Cosmeston Street, Cathays Cardiff**

No onward chain. A bay-fronted mid-terrace with character and scope to modernise, set in sought-after Cathays, Cardiff. Offering two receptions, conservatory, three bedrooms, kitchen and shower room, plus GCH, forecourt and enclosed rear garden, all close to shops, schools and transport.

### **Ground Floor**

#### **Entrance**

Double glazed front door into:

#### **Porch**

Polycarb roof and secondary double glazed door into:

#### **Hallway**

Stairs rising to first floor, original stained glass window, original Victorian tiled flooring, radiator and access to:

#### **Reception Room One**

15' 5" x 11' 8" ( 4.70m x 3.56m )

Double glazed bay window to front aspect, radiator, laminate flooring, gas fire, original coving and panelling on ceiling.

#### **Reception Room Two**

12' 11" x 11' 8" ( 3.94m x 3.56m )

Single glazed wooden double doors into conservatory, radiator, gas fire and laminate flooring.

#### **Kitchen**

20' x 5' 10" ( 6.10m x 1.78m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, tiled flooring, radiator and double glazed window to rear aspect.

#### **Conservatory**

9' 6" x 8' 2" ( 2.90m x 2.49m )

Polycarb roof, laminate flooring, double glazed window to rear aspect, double glazed door providing access to rear garden and access to:

#### **Downstairs Wc**

Fitted with a WC and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

15' 4" x 10' 8" ( 4.67m x 3.25m )

Double glazed bay window to front aspect, radiator, original coving and fitted wardrobes in alcoves.

#### **Bedroom Two**

12' 10" x 12' 1" ( 3.91m x 3.68m )

Double glazed window to rear aspect, radiator, dresser and built in wardrobes.

#### **Bedroom Three**

7' 11" x 7' 2" ( 2.41m x 2.18m )

Double glazed window to front aspect and radiator.

#### **Shower Room**

Fitted with a three piece suite comprising walk in shower, WC, wash hand basin, tiled walls, built in cupboard housing boiler and double glazed window to rear aspect.

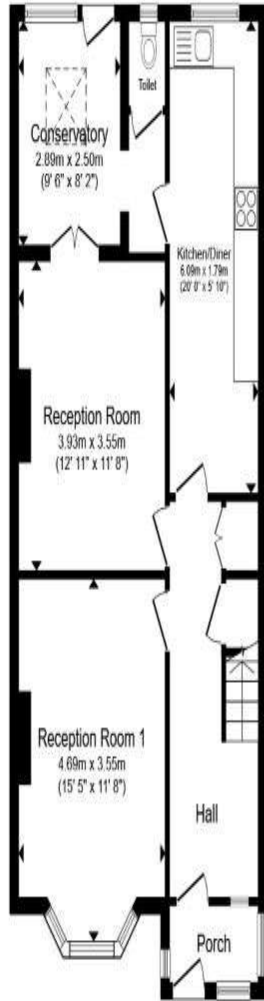
### **Outside**

#### **Front Forecourt**

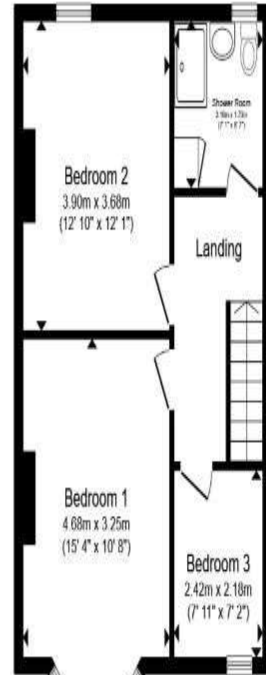
Enclosed by low brick bound wall and tiled.

#### **Rear Garden**

Enclosed with paved path, beds and gated rear access,



**Ground Floor**



**First Floor**

Total floor area 119.1 m<sup>2</sup> (1,282 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Cosmeston Street,**  
**Cathays Cardiff**

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen and Conservatory
- First Floor Shower Room and Downstairs WC

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: E

**£325,000**



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Property Ref:  
ROA114764 - 0003

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