

# Brook Street

CARDIFF, CF11 6LG

GUIDE PRICE £285,000

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Crabtree





# Brook Street

Nestled in the heart of Cardiff on the charming Brook Street, this delightful mid-terrace house presents an excellent opportunity for families and professionals alike. With its inviting façade and well-proportioned interiors, this property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features three comfortable bedrooms, providing ample space for rest and relaxation. Each room is designed to offer a warm and welcoming atmosphere, making it easy to personalise and create your own sanctuary. The single bathroom is conveniently located, ensuring practicality for daily routines.

The location on Brook Street is particularly appealing, as it offers easy access to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. Cardiff's city centre is just a short distance away, providing a wealth of shopping, dining, and cultural experiences.

This mid-terrace house is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home offers a wonderful blend of comfort and convenience in one of Cardiff's most sought-after areas. Do not miss the chance to view this charming residence and envision your future here.



**1126.00 sq ft**

#### Front

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

#### Porch

Double glazed obscure door to the front elevation with windows to the side. Exposed brickwork. Door leading to:

#### Hallway

Fitted storage unit. Radiator. Stairs rising up to the first floor.

#### Living Room

Double glazed bay window to the front elevation. Gas fire with stone surround and hearth. Radiator.

#### Dining Room

Double glazed window to the rear elevation. Coved ceiling. Gas fire with stone surround and hearth. Radiator.

#### Kitchen

Double glazed window to the rear elevation. Double glazed obscure window to the side elevation. Double glazed obscure door leading to the rear garden. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for further appliances. Gas combination boiler. Vinyl flooring. Radiator.

#### Landing

Stairs rise up from the hallway. Wooden handrails. Wooden bannister. Double glazed window to the front elevation. Radiator. Loft access hatch.

#### Bedroom One

Double glazed window to the front elevation. Fitted wardrobes and storage. Radiator.

#### Bedroom Two

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

#### Bedroom Three

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

#### W/C

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

#### Shower Room

Double glazed obscure window to the side elevation. Shower tray with electric shower over. Wet wall panels.

#### Garden

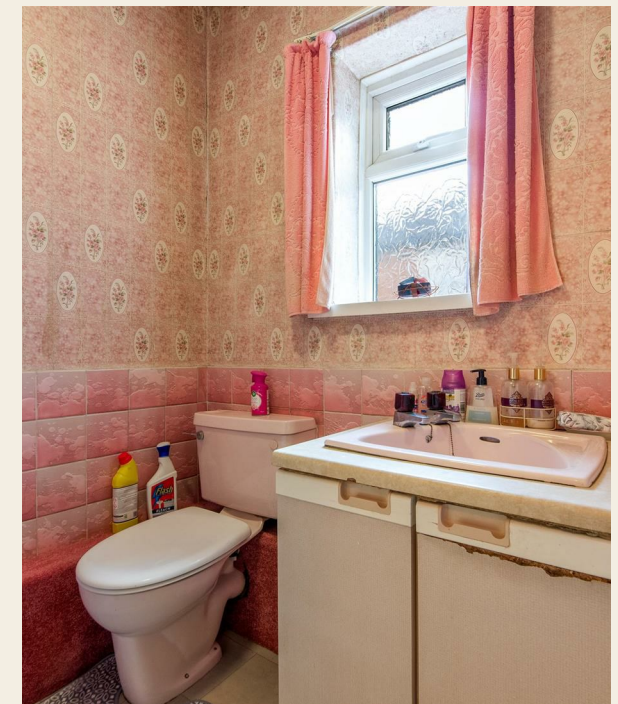
Enclosed rear garden. Paved patio. Flower borders. Garage to the rear aspect with rear lane access.

#### Additional Information

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

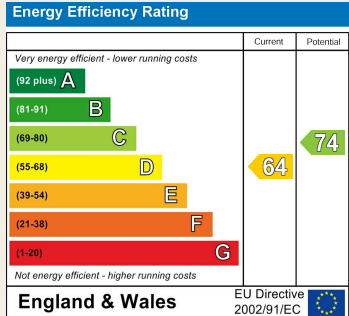
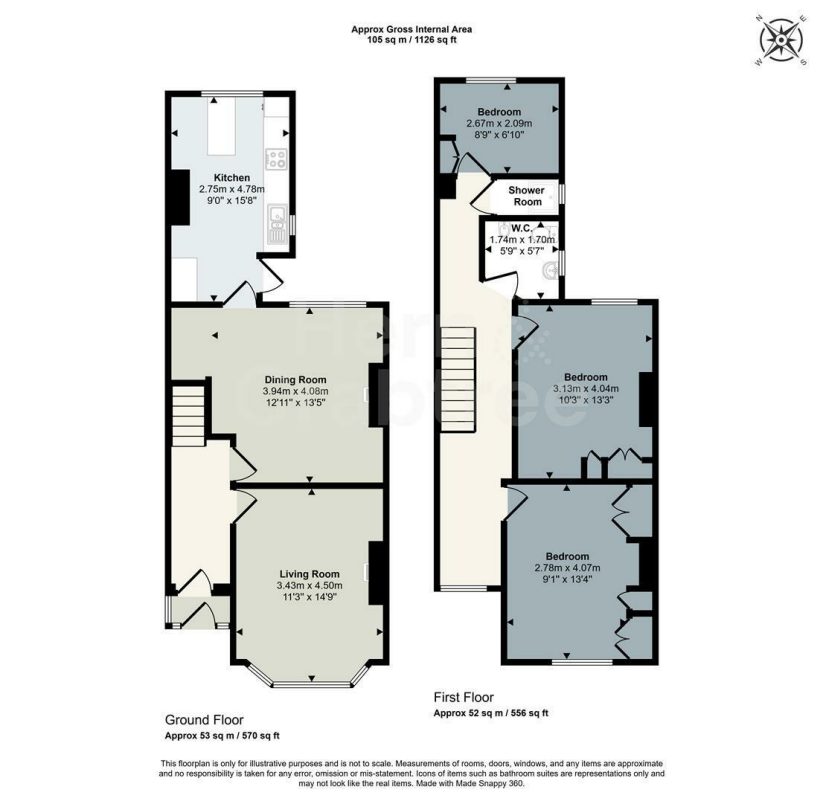
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