

# Northumberland Street

CARDIFF, CF5 1NA

GUIDE PRICE £400,000



# Northumberland Street

A Beautifully Presented Bay-Fronted Three-Bedroom Home.

Step inside and you're greeted by a welcoming hallway with tiled flooring, setting the tone for the rest of this charming property. The living room enjoys a classic bay window that fills the space with natural light, complemented by a cast iron fireplace.

To the rear, the dining room flows seamlessly into a bright sun room, creating a wonderful space for entertaining or relaxing while enjoying views of the garden. The kitchen offers a range of fitted units with room for all the essentials, while an inner hall provides access to a convenient downstairs cloakroom.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Outside, the home continues to impress. The front forecourt garden adds kerb appeal, while the large South and West facing rear garden offers plenty of room for outdoor dining, gardening or play — a fantastic space for families and summer gatherings.

Beautifully presented and full of character, this delightful home combines period features with practical living in a sought-after location. Early viewing is highly recommended.



# 1235.00 sq ft

## Front

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

## Hallway

Enter via a wooden door to the front elevation with windows to the side and over. Double glazed obscure sash window to the front elevation. Tiled flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

## Living Room

Double glazed sash bay window to the front elevation. Coved ceiling. Ceiling rose. Dado rail. Cast iron fireplace. Wooden parquet flooring. Radiator.

## Dining Room

Glazed French doors and windows to the conservatory offering natural light. Coved ceiling. Ceiling rose. Dado rail. Inset within chimney breast. Wooden parquet flooring. Radiator.

## Sun Room

Double glazed French doors and windows to the rear elevation. Wooden laminate flooring.

## Kitchen

Double glazed window to the rear elevation. Wall and base units with wooden worktops over. One and half bowl ceramic sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback. Integrated oven. Integrated fridge freezer. Tiled flooring. Radiator. 14'2" x 8'1" (11'5" at its widest) .

## Inner Hall

Double glazed wooden door to the rear garden. Wooden ceiling panels. Coved ceiling. Tiled flooring.

## Cloakroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Plumbing for washing machine. Wooden ceiling panels. Coved ceiling. Tiled walls. Tiled flooring.

## Landing

Wooden handrail and spindles. Coved ceiling.

## Bedroom One

Double glazed bay sash window to the front elevation. Coved ceiling. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Radiator.

## Bedroom Three

Double glazed sash window to the front elevation. Radiator.

## Bathroom

Two double glazed obscure windows to the rear elevation. Coved ceiling. W/C and wash hand basin. Bath with central mixer taps and shower over. Part tiled walls. Tiled flooring. Heated towel rail. Concealed gas combination boiler.

## Garden

Enclosed rear garden. Pedestrian gate leading to rear lane access. Paved patio. Mature shrubs and tree. Two outbuildings, the larger being 21'7" x 5'10".

## Additional Information

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

## Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>68</b>	<b>77</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
115 sq m / 1235 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Hern & Crabtree

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