

Dogo Street

CARDIFF, CF11 9JJ

GUIDE PRICE £625,000

**Hern &
Crabtree**



Dogo Street

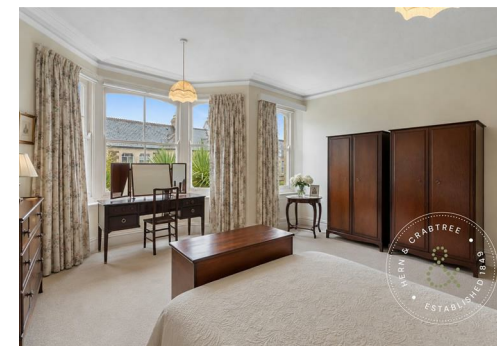
A handsome Victorian house with four bedrooms, original features and set just moments from Llandaff Fields & Cathedral Road.

The house retains much of its period character, from the tiled entrance hall and bay windows to its fireplaces, decorative detailing and generous proportions. Arranged over two floors, the accommodation includes three reception rooms that offer flexibility for family life, entertaining or working from home, while the kitchen sits to the rear overlooking the garden.

Upstairs are four bedrooms and a shower room, with many of the original architectural details still intact.

Outside, the rear garden is enclosed and well established, with mature planting, seating areas and rear lane access.

Llandaff Fields is at the end of the road, providing acres of open green space and direct access to the Taff Trail, while the cafés, restaurants and independent shops of Pontcanna are within easy walking distance. Cardiff city centre is also close by, making it possible to enjoy the benefits of city living while remaining part of a well established residential neighbourhood. A number of highly regarded schools, sporting facilities and transport links are all nearby, contributing to the area's enduring popularity with families and professionals alike.



Approx 1550.00 sq ft

Entrance Hall

Enter via a traditional wooden glazed door to the front elevation with windows to the side and over. Coved ceiling. Dado rail. Traditional tiled flooring. Radiator. Stairs rising up to the first floor.

Living Room

Glazed sash bay window to the front elevation. Coved ceiling. Picture rail. Ceiling rose. Cast iron feature fireplace with wooden mantelpiece and tiled hearth. Radiator.

Sitting Room

Glazed double doors leading to the lean to with window over. Coved ceiling. Picture rail. Cast iron feature fireplace with wooden mantelpiece and tiled hearth. Radiator.

Lean To

Glazed wooden door leading to the rear garden with windows to the side and over. PVC roof. Tiled flooring. W/C and wash hand basin. Plumbing for washing machine.

Dining Room

Double glazed sliding French doors to the side elevation. Coved ceiling. Picture rail. Exposed brick fireplace housing a wood burning stove with slate hearth and wooden mantle. Radiator. Understairs storage cupboard.

Kitchen

Double glazed door to the rear garden with windows either side. Double glazed window to the side elevation. Coved ceiling. Wall and base units with granite worktops over and upstands. One and half bowl inset stainless steel sink. Integrated four ring electric hob with granite splashback and cooker hood over. Integrated oven. Space for fridge freezer. Tiled flooring. Radiator.

Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Dado rail. Fitted storage cupboard. Radiator.

Bedroom One

Glazed sash bay and a half window to the front elevation. Coved ceiling. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Picture rail. Feature cast iron fireplace. Radiator.

Bedroom Three

Glazed window to the rear elevation. Radiator.

Bedroom Four

Glazed partly obscured window to the side elevation. Fitted cupboard with concealed gas combination boiler.

Shower Room

Two obscure glazed windows to the side elevation. W/C and wash hand basin. Double shower quadrant with fitted shower over, wet wall panelling and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail.

Rear Garden

Accessed from both the conservatory and kitchen, the enclosed rear garden features a tiled pathway with external water tap and enclosed stone and brick boundaries. A timber decked seating area with a pathway leading through generous planted borders with mature shrubs and trees towards a rear gate giving access to the rear lane. A further paved dining terrace. Timber frame pergola and an outside light.

Front Garden

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

Additional Information

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C.

Council Tax Band: G

Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.

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		83
(81-91) B		
(69-80) C	71	
(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

