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CARDIFF

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BRISTOL



Booker Street

SPLOTT



Comments by Mr Max Tustin



Property Specialist
Mr Max Tustin
Sales Negotiator

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Comments by the Homeowner

Booker Street



Total Area: 70.1 m² ... 755 ft²

All measurements are approximate and for display purposes only



Booker Street

Splott, Cardiff, CF24 1QN

Asking Price

£240,000



2 Bedroom(s)



1 Bathroom(s)



755.00 sq ft



Contact our
Penylan Branch
02920 499680

Nestled on Booker Street in Cardiff, this delightful two-bedroom terraced house offers a perfect blend of modern living and traditional character. Spanning an impressive 755 square feet, the property has been thoughtfully renovated to provide a quality finish throughout, making it an ideal home for both first-time buyers and those looking to downsize.

Upon entering, you are greeted by two spacious reception rooms that create a warm and inviting atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room for relaxation or a vibrant dining area for entertaining guests. The well-appointed kitchen complements the living areas, ensuring that every corner of this home is both functional and stylish.

The private garden is a true gem, providing a tranquil outdoor retreat where you can unwind and enjoy the fresh air. With two comfortable bedrooms and a modern bathroom, this property is designed for convenience and comfort. Booker Street is well-located, offering easy access to local amenities and transport links, making it a wonderful place to call home. Don't miss the opportunity to make this beautifully renovated house your own.

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Hall	English medium primary catchment area is Stacey Primary School
Living room 11'0" x 10'2" (3.37 x 3.11)	English medium secondary catchment area is Willows High School
Dining room 9'3" x 11'2" (2.84 x 3.42)	Welsh medium primary catchment area is Ysgol Glan Morfa
Kitchen 7'0" x 11'5" (2.14 x 3.50)	Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern
Landing	
Bathroom 7'0" x 10'2" (2.14 x 3.10)	
Bedroom two 9'6" x 11'0" (2.91 x 3.37)	
Master bedroom 14'2" x 10'0" (4.32 x 3.06)	
Tax band	C
Tenure	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
School catchment	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

