

# Pearl Street

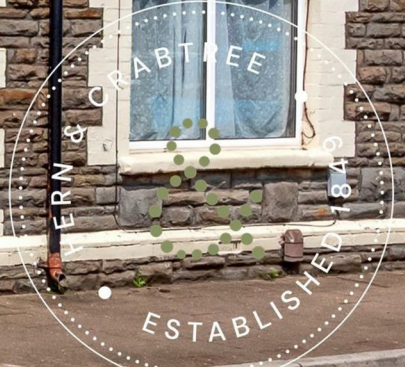
CARDIFF, CF24 1PL

GUIDE PRICE £240,000

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# Pearl Street

Situated on a well placed residential street in the heart of Splott, this recently renovated two double bedroom, mid terrace house offers stylish and practical living within easy reach of Cardiff city centre.

Thoughtfully updated throughout, the property combines clean modern finishes with bright, well balanced accommodation suited to first time buyers, professionals or those looking for a home close to the city and Cardiff Bay.

The ground floor is centred around a spacious open plan kitchen and dining room designed for everyday living and entertaining, complete with stylish worktops and integrated appliances. To the front, the separate lounge & sitting areas provide a comfortable retreat with wood effect flooring and a feature fireplace adding warmth and character.

Upstairs, two well proportioned bedrooms are accompanied by an impressive newly fitted four piece bathroom featuring a freestanding tub and separate walk in shower.

Pearl Street is conveniently located for access to the shops and cafés of Clifton Street and Newport Road, while the city centre, Cardiff Bay and major road links are all nearby. Local parks, schools and excellent public transport connections further add to the appeal of this increasingly popular Cardiff location.



# 1151.00 sq ft

## Entrance hall

Panelled front door provides access to the reception hall with decorative glazed panels and additional glazed panel above offering additional light. Dado rail. Coved ceiling. Staircase rising to the first floor with newel posts and spindles. Radiator. Two ceiling light points. Access to the lounge and door through to the kitchen/ dining room.

## Lounge area

Double glazed window to the front elevation. Wood effect laminate flooring. Feature fireplace with wooden mantle and decorative tiled surround and tiled hearth. Vertical radiator. Archway opening into the sitting area.

## Sitting area

Double glazed window to the rear elevation. Wood effect laminate flooring. Radiator.

## Dining area

Double glazed window to the side elevation allowing for excellent natural light. Wood effect laminate flooring. Vertical radiator. Open plan access into the kitchen.

## Kitchen

Double glazed windows to the side and rear elevations. Wood effect laminate flooring continuing from the dining area. A range of matching wall and base units fitted with stylish work surfaces over offering ample storage facilities. Tiled splashbacks. Feature Belfast style sink with mixer tap above. Integrated induction hob with electric oven and grill. Integrated dishwasher and washing machine. Space for fridge freezer.

## Rear lobby

Door to the side elevation giving access to the garden. Door to:

## Cloakroom

Obscured double glazed window to the side elevation. Tiled flooring. Wash hand basin and WC. Radiator. Dado rail with panelled walls beneath.

## Landing

A split level landing. Access to the loft space. Wooden balustrade.

## Bedroom one

A light and spacious principle bedroom. Two double glazed windows to the front elevation. Radiator.

## Bedroom two

A second double bedroom. Double glazed window to the rear elevation. Radiator. Feature cast iron fireplace with mantle surround and raised hearth.

## Bathroom

Obscured double glazed window to the rear elevation. Newly fitted, stylish four piece suite comprising freestanding bath tub with floor mounted mixer tap over, walk in shower cubicle with tray, screen and mains pressure shower over, wash hand basin set into vanity unit with cupboards below and WC. Tiled flooring. Vertical radiator.

## Rear garden

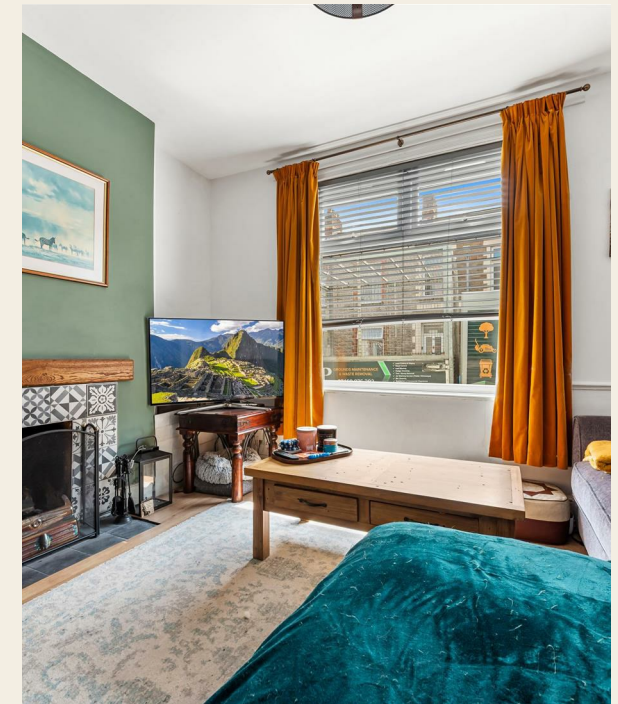
Enclosed rear garden with stone boundary walls. Large paved seating area. Raised flower beds. Outside tap.

## Additional Information

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

## Disclaimer

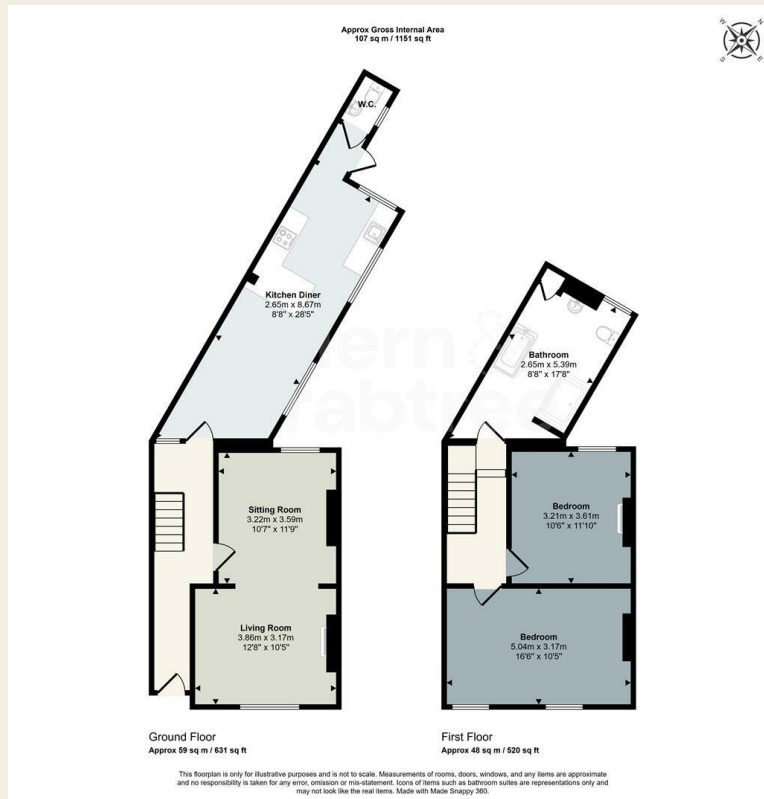
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(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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