

Florentia Street

CARDIFF, CF24 4PE

GUIDE PRICE £240,000



Florentia Street

Set within the ever popular district of Cathays, this charming mid terrace home offers well balanced accommodation across three floors and enjoys a position within easy reach of Cardiff city centre, Roath Park and a wide range of local amenities. Florentia Street is well placed for access to independent cafés, restaurants, local shops and excellent public transport links, while nearby green spaces and highly regarded schools add to the appeal for both families and professionals alike.

The property itself has been thoughtfully arranged to create practical and inviting living spaces, with an open plan lounge and dining room forming the heart of the home. Natural light filters through from both the front and rear elevations, creating a comfortable and sociable setting suited to both everyday living and entertaining. The kitchen offers generous storage and workspace, while the ground floor bathroom adds further convenience.

Upstairs, the property provides two bedrooms and an attic conversion with skylight windows and sloping ceilings, offering flexible accommodation for a variety of needs. Throughout, the home retains a warm and welcoming atmosphere with a layout that lends itself well to modern living.

To the rear, the enclosed garden provides a low maintenance outdoor space with a paved seating area, flower beds and stone wall boundaries, ideal for enjoying warmer months in privacy. Side access adds practicality and ease for day to day living.

Conveniently positioned for Cardiff University, University Hospital of Wales and the city's vibrant cultural and retail offering, this is a home well suited to buyers seeking a central yet community focused location within the Welsh capital.



957.00 sq ft

Entrance Hall

PVC front door with obscure glazed insert and matching glazed panel above. Tiled flooring, radiator and staircase rising to the first floor.

Lounge

Double glazed window to the front elevation, radiator, fitted storage cupboard housing the metres and laminate flooring. Open archway leading through to the dining area.

Dining Room

Double glazed window to the rear elevation, radiator, laminate flooring and useful understairs storage cupboard.

Kitchen

Double glazed window to the side elevation and PVC door with obscure glazed insert providing access to the garden. Fitted with a range of wall and base units with laminate work surfaces incorporating a gas hob and built in oven. Space for a fridge and washing machine. Tiled flooring, partly tiled walls, radiator and additional storage cupboards.

Ground Floor Bathroom

Double glazed obscure window to the rear elevation. Fitted with a bath, wash hand basin and WC. Partly tiled walls, tiled flooring and radiator.

First Floor Landing

Wooden balustrade, storage cupboard and staircase leading to the attic conversion. Fire alarm.

Bedroom One

Two double glazed windows to the front elevation, radiator and fitted storage section within the eaves of the staircase.

Bedroom Two

Double glazed window to the rear elevation, radiator and chimney breast feature.

Attic Room

Attic conversion with sloping ceilings, skylight windows and radiator.

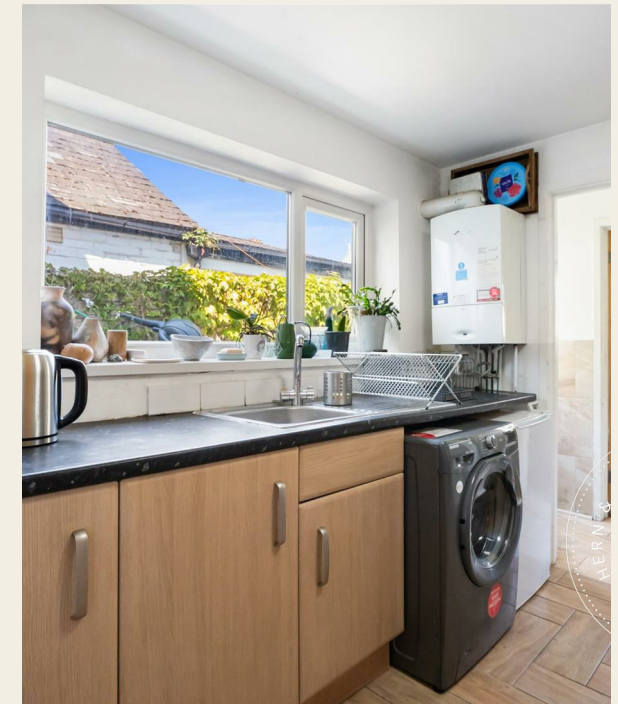
Rear Garden

Enclosed rear garden with paved seating area, flower beds and stone wall boundaries. Side access leading towards the front of the property.

Disclaimer

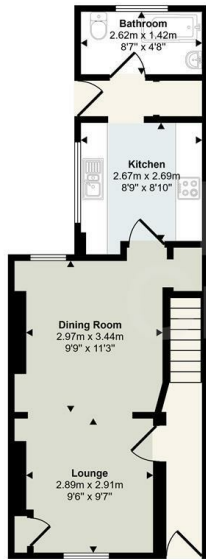
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

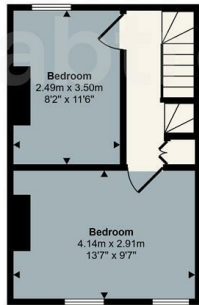


Good old-fashioned service with a modern way of thinking.

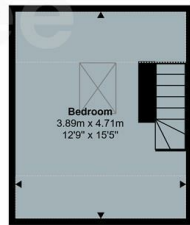
Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 43 sq m / 465 sq ft



First Floor
Approx 27 sq m / 295 sq ft



Second Floor
Approx 18 sq m / 198 sq ft

Denotes head height below 1.5m

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

