

# Cosmeston Street

CARDIFF, CF24 4LQ

GUIDE PRICE £400,000



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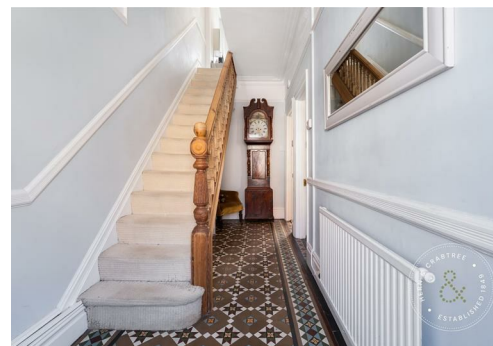
No chain! Situated on a sought after residential street in the heart of Cathays, this beautifully presented period terrace combines character, versatility and generous living accommodation across three floors. Thoughtfully maintained and stylishly arranged, the house retains a wealth of original features while offering the practicalities required for modern family life.

The accommodation unfolds from an inviting entrance hall where original tiled flooring, decorative detailing and a graceful staircase immediately set the tone. To the front, the principal reception room is centred around a handsome fireplace and enjoys excellent natural light through a bay window. Beyond the open plan living dining space provides an ideal setting for entertaining, with wooden flooring, original features and ample space for family gatherings. To the rear, the kitchen has been carefully designed around quality granite worktops and integrated appliances, creating a practical and attractive space that connects seamlessly with the garden.

The first floor hosts three bedrooms and a family bathroom, while the second floor has been converted to create a spacious principal bedroom suite complete with en-suite shower room and abundant, bespoke joinery eaves storage.

Outside, the rear garden offers a wonderful extension of the living space with a large decked seating area, lawn and a substantial outbuilding. The former double garage now offers a modern high-end and private sanctuary. Fully compliant with current building regulations, it boasts a separate entrance, warm roof and integrated electrics, lighting and plumbing connections. It affords immediate potential to create a self-contained space ideal for multigenerational living or guest stays, an independent home office, a luxury gym or wellness retreat and more.

Cathays remains one of Cardiff's most vibrant and convenient locations, prized for its proximity to the city centre, Cardiff University and University Hospital of Wales.



# 1591.00 sq ft

## Entrance Hall

Wooden front entrance door with toplight. An ornate stained glass window to the front. Original tiled flooring. Coved ceiling. Original ceiling rose. Picture rail. Dado rail. Radiator. Open understairs area. Staircase rising to the first floor.

## Lounge

Double glazed bay window to the front with obscured lower panes. Coved ceiling. Original decorative ceiling rose and ceiling detailing. Picture rail. Radiator. Feature fireplace with stone mantel, surround and slate hearth. Wooden flooring.

## Open-plan living dining space

Coved ceiling. Picture rail. Two radiators. Built in dresser. Feature fireplace with wooden surround and slate hearth, not currently in use. Wooden flooring. Step down to the kitchen.

## Kitchen / Breakfast Room

Double glazed windows to the rear. Double glazed skylight. Recessed lighting. Fitted with granite work surfaces incorporating a stainless steel sink unit. Range of base units. Four-ring electric hob with integrated oven and grill. Integrated dishwasher. Space and plumbing for a washing machine. Wooden flooring. Double glazed patio doors opening to the rear garden. Polycarbonate roof. Wooden flooring. Space for freestanding appliances.

## First Floor Landing

Wooden balustrade. Dado rail. Staircase rising to the second floor.

## Bedroom Two

Double glazed bay window to the front. Coved ceiling. Picture rail. Radiator. Feature cast iron fireplace with tiled surround, not currently in use.

## Bedroom Three

Double glazed window to the rear, with views overlooking local green space. Coved ceiling. Radiator. Feature cast iron fireplace with tiled surround, not currently in use.

## Bedroom Four

Double glazed window to the front. Radiator.

## Family Bathroom

Double glazed window to the rear. Recessed lighting. Radiator. Wash hand basin. WC. Panel bath with shower over.

## Second Floor Landing

Double glazed skylight. Recessed lighting.

## Bedroom One

Double glazed skylight to the front. Additional double glazed window to the rear. Radiator. Wooden flooring. Useful eaves storage cupboards.

## En Suite Shower Room

Double glazed skylight to the rear. Walk in shower enclosure. Wash hand basin. WC. Radiator. Eaves storage.

## Rear Garden

An attractive rear garden designed for both relaxation and entertaining. A generous decked seating area extends directly from the house with steps leading down to a lawned section. A gravel pathway leads to the rear outbuilding.

## Garden Room / Studio (detached)

Double glazed windows and doors to the front. External strip lighting. Two triple-glazed & one double-glazed skylight. Bespoke recessed lighting. Large security door providing access to the rear lane. Shower room and main space pre-plumbed for future use. Unfinished concrete flooring throughout. Separate fuse board with ample sockets. An adaptable space offering excellent potential for a home office, studio, gym or further accommodation.

## Front Garden

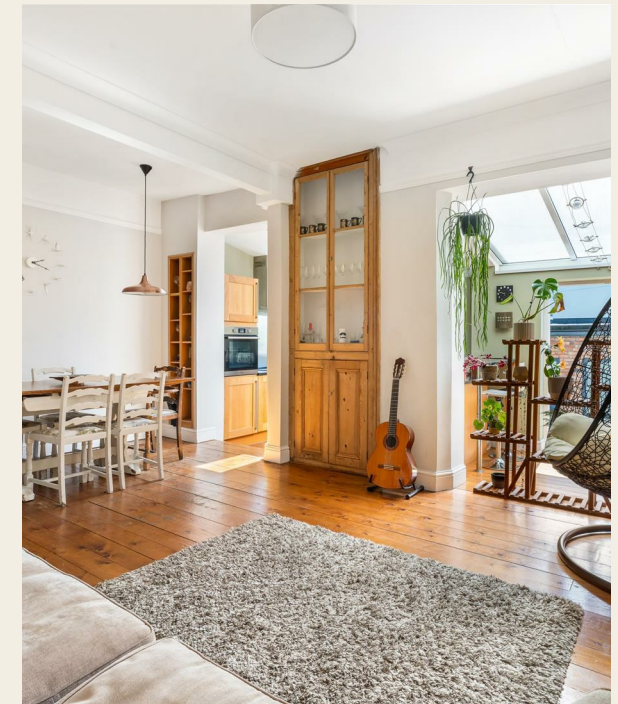
Bounded by a low brick wall with gravelled frontage and a pathway leading to the main entrance.

## Disclaimer

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(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			
		66	75
England & Wales		EU Directive 2002/91/EC	

