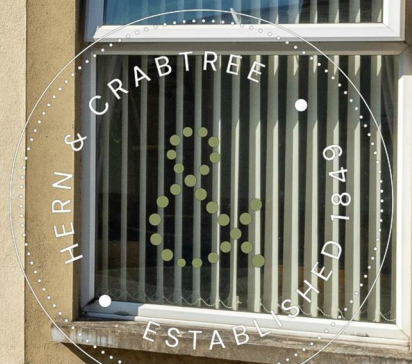


# Hereford Street

CARDIFF, CF11 6TA

GUIDE PRICE £290,000

**Hern &  
Crabtree**





# Hereford Street

A handsome four-bedroom mid-terrace family home in the heart of Grangetown, Cardiff.

From the moment you step inside, the home feels balanced and comfortable. A traditional entrance hall leads through to a bright and inviting living room, an ideal setting for both relaxed evenings and entertaining guests. To the rear, the kitchen/dining room forms the true heart of the house — a sociable, practical space with ample room for family meals and gatherings alike. Beyond lies a lobby area and ground floor bathroom, while an enclosed rear garden provides a private outdoor retreat, ideal for summer dining or children at play.

Upstairs, the first floor hosts three well-sized bedrooms, each offering flexibility for growing families, home working or guest accommodation. The second floor reveals a further fourth bedroom, creating a wonderful principal suite or peaceful top-floor haven away from the bustle below.

The property is within easy walking distance of local parks, independent cafés, restaurants and everyday amenities, as well as excellent public transport links. Cardiff city centre is also easily accessible, making this an ideal location for professionals seeking both convenience and community.

To arrange your viewing, please contact Hern & Crabtree's Pontcanna office.



**1270.00 sq ft**

#### Entrance

Enter via a double glazed composite door to the front elevation with window over. Tiled flooring. Door leading to:

#### Hallway

Tiled flooring. Radiator. Stairs rising up to the first floor. Understairs storage alcove.

#### Living/Sitting Room

Double glazed obscure window to the front elevation. Double glazed door to the rear elevation with window over. Two radiators. Picture rail. Wooden laminate flooring. Alcove into chimney breasts.

#### Kitchen/Dining Room

Two double glazed windows to the side elevation. Wall and base units with worktops over. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated oven. One and half bowl Belfast sink with mixer tap. Integrated dishwasher. Integrated fridge freezer. Wooden laminate flooring. Radiator. Door leading to:

#### Lobby

Tiled flooring. Radiator. Plumbing for washing machine. Space for tumble dryer. Door leading to:

#### Bathroom

Double glazed obscure windows to the side and rear elevation. W/C and wash hand basin. Vanity cupboard. Bath with shower mixer. Heated towel rail. Extractor fan. Wooden laminate flooring. Tiled flooring. Concealed gas combination boiler.

#### Landing

Stairs rising up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Stairs rising up to the second floor.

#### Bedroom One

Two double glazed windows to the front elevation. Vertical radiator.

#### Bedroom Two

Double glazed window to the rear elevation. Radiator.

#### Bedroom Three

Double glazed window to the rear elevation. Double glazed skylight window. Radiator. Rear loft access hatch.

#### Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Double glazed skylight window.

#### Bedroom Four

Three double glazed skylight windows. Radiator. Floor to ceiling height is 7'0" max.

#### Garden

Enclosed rear garden. Paved patio. Raised deck area. Side return. Pergola.

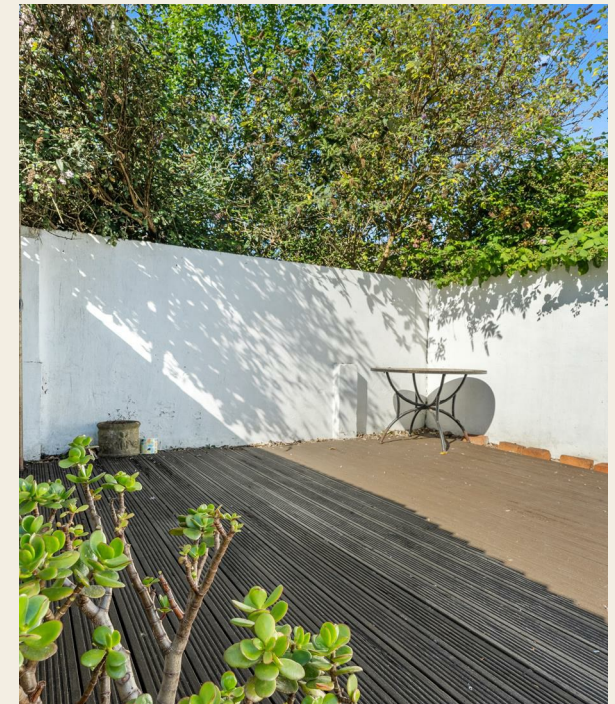
#### Additional Information

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

#### Disclaimer

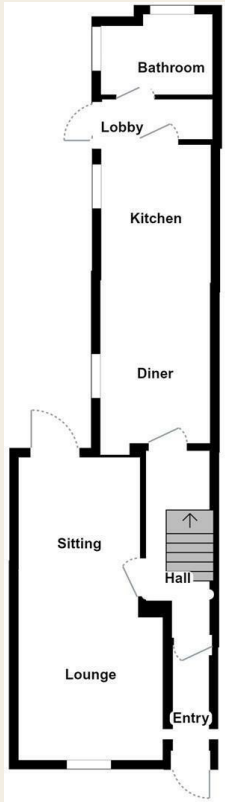
Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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) <b>A</b>                          |           | <b>85</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>71</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

