

North Clive Street

CARDIFF, CF11 6NQ

GUIDE PRICE £250,000

**Hern &
Crabtree**



North Clive Street

Stylish Three-Bedroom Home with Loft Conversion & Landscaped Garden

Step inside to discover a spacious open-plan living and dining area, perfect for entertaining guests or relaxing with family. The neutral décor and natural light flooding through the front and rear windows enhance the sense of space and warmth, making it a standout feature of this lovely home.

To the rear, a modern open-plan kitchen offers ample workspace and storage, with sleek cabinetry and integrated appliances. French doors open directly onto a beautifully landscaped rear garden, providing a seamless transition from indoor to outdoor living – ideal for summer barbecues.

Upstairs, you'll find two well-proportioned bedrooms and a stylish family bathroom, all tastefully decorated and ready to move straight into. The third bedroom is a generous loft conversion, complete with skylight windows, offering a versatile space that could serve as a bedroom, home office or creative studio.

Grangetown is one of Cardiff's most vibrant and well-connected communities, perfectly positioned just a short walk from the city centre and Cardiff Bay. Excellent transport links, including nearby train stations and cycle routes, make commuting effortless, while the area continues to grow in popularity with young professionals and families alike.



1004.00 sq ft

Porch

Enter via a wooden door to the front elevation with window over. Tiled flooring.

Hall

Wooden flooring. Radiator. Stairs rise up to the first floor.

Living Room

Double glazed window to the front elevation with fitted plantation shutters. Double glazed window to the rear elevation. Cast iron feature fireplace. Wooden flooring. Two radiators. Understairs storage cupboard.

Kitchen/Diner

Double glazed windows to the side elevation. Double glazed French doors leading to the rear garden. Wall and base units with wooden worktops over. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Plumbing for washing machine. Gas combination boiler. Wooden laminate flooring. Radiator.

Landing

Stairs rise up from the hall. Wooden bannister. Double glazed window to the rear elevation. Stairs rise up to the second floor. Understairs storage cupboard.

Bedroom One

Double glazed window to the rear elevation. Radiator.

Bedroom Two

Double glazed window to the front elevation. Radiator.

Bathroom

Double glazed obscured window to the front elevation. W/C and wash hand basin. Vanity unit. Bath with fitted shower over and glass splashback screen. Vinyl flooring. Heated towel rail.

Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Door leading to:

Bedroom Three

Four double glazed skylight windows. Radiator. Storage into eaves.

Garden

Enclosed rear garden. Paved patio. Side return.

Additional Information

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

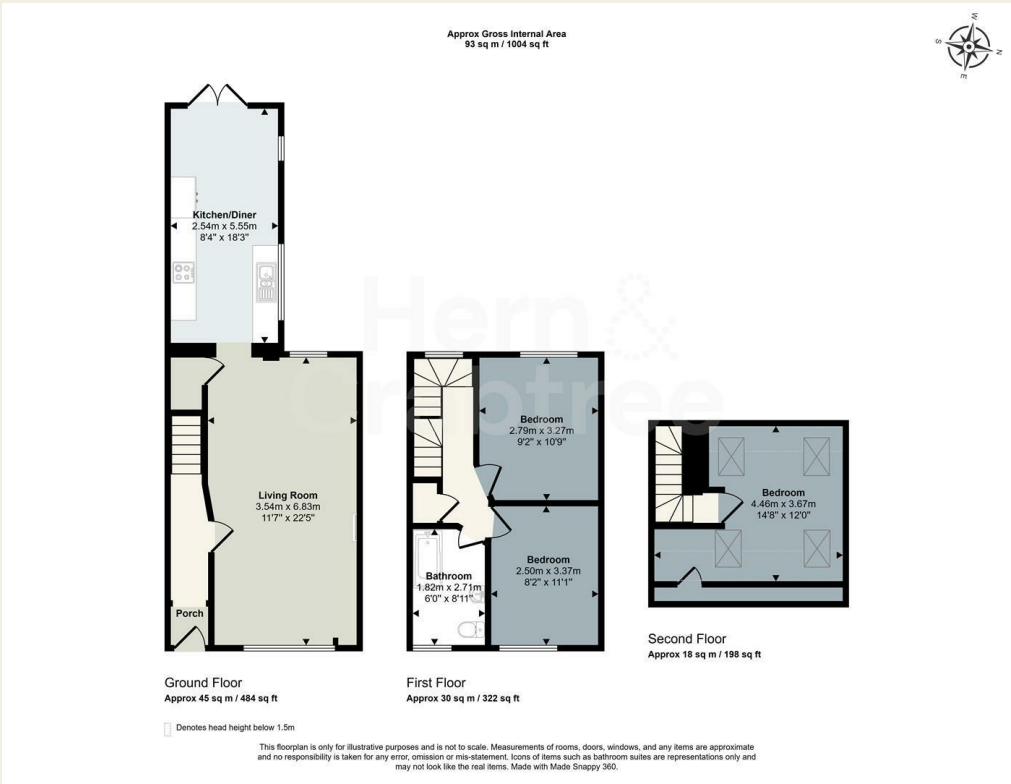
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

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