

# Janet Street

CARDIFF, CF24 2BE

GUIDE PRICE £175,000

Hern &  
Crabtree



# Janet Street

A traditional three bedroom mid terrace house situated in the heart of Splott.

The ground floor features a welcoming entrance hall leading into a comfortable lounge, which opens through to the dining room to create a bright and sociable living space with clearly defined areas for relaxing and entertaining. To the rear, the kitchen is fitted with a range of units and provides direct access to the enclosed rear garden.

Upstairs, the property offers three well proportioned bedrooms together with a family bathroom, providing flexible accommodation to suit a variety of needs. Outside, the rear garden combines a patio seating area with a lawn, offering a private outdoor space to enjoy throughout the year.

The property is within easy reach of the shops, cafés and everyday conveniences of Clifton Street, while Cardiff city centre is just a short distance away. Splott Park provides nearby green space, Newport Road offers supermarkets and retail facilities, and excellent transport links include regular bus services, Cardiff Queen Street and Cardiff Central railway stations, plus straightforward access to the A48 and M4, making commuting across the city and beyond particularly convenient.



# 997.00 sq ft

## Entrance Hall

Enter via a double glazed door to the front elevation with window over. Glazed window to the lounge. Wooden laminate flooring. Radiator. Stairs rising up to the first floor. Understairs storage area.

## Lounge

Double glazed window to the front elevation. Two radiators. Feature fireplace with blocked chimney breast. Squared off archway to the dining room.

## Dining Room

Double glazed window to the rear elevation. Radiator. Squared off archway to the lounge.

## Kitchen

Double glazed door to the rear garden. Double glazed window to the side elevation. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. 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. Inset within chimney breast. Tiled flooring. Radiator.

## Landing

Stair rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Loft access hatch.

## Bedroom One

Two double glazed windows to the front elevation. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Radiator.

## Bedroom Three

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

## Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Part tiled walls. Vinyl flooring. Extractor fan. Radiator.

## Garden

Enclosed rear garden. Paved patio. Grass lawn. Mature shrubs and trees. Side return. Cold water tap.

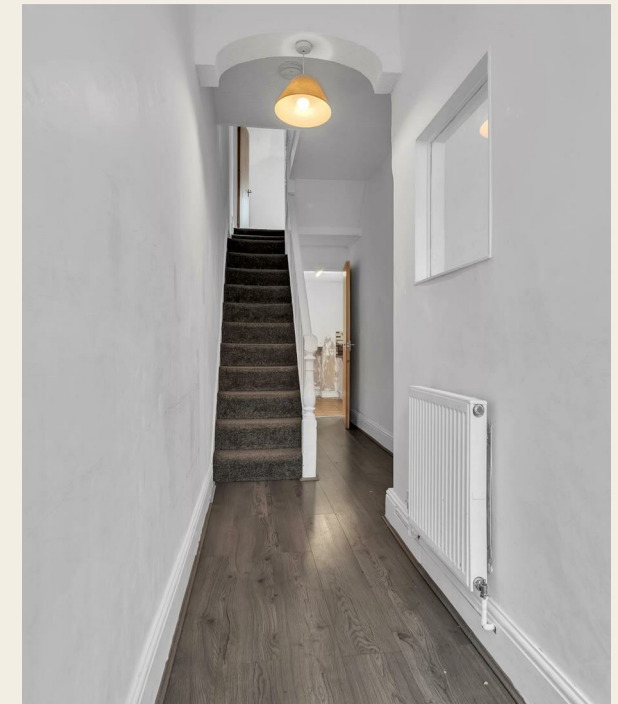
## Additional Information

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

## 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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



Approx Gross Internal Area  
93 sq m / 997 sq ft



Ground Floor  
Approx 45 sq m / 489 sq ft

First Floor  
Approx 47 sq m / 508 sq ft

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.



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