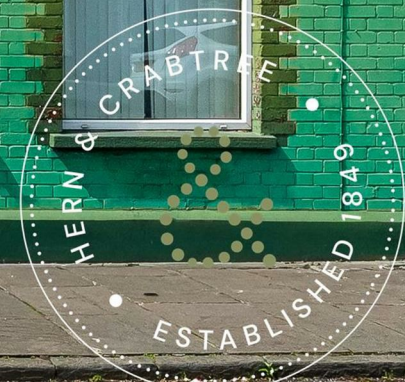


Tynant Street

CARDIFF, CF11 6PJ

GUIDE PRICE £230,000

Hern &
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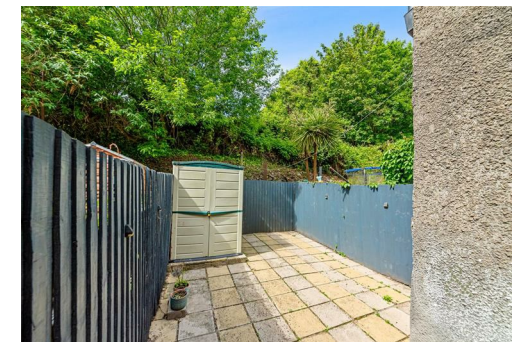
Tynant Street

A stylish two-bedroom mid-terrace house with a bright open plan layout.

The open plan lounge and diner runs from front to back, allowing plenty of natural light to pass through the space with French doors opening onto the rear garden. The kitchen sits at the rear of the house and is fitted with a range of wall and base units alongside integrated cooking appliances and good worktop space.

Upstairs are two good sized bedrooms and a nicely finished bathroom with bath and shower over. A loft room provides useful additional space and could suit a variety of uses including a study, dressing room or occasional guest space, with further storage available within the eaves.

Ty Nant Street is well placed for easy access to the city centre, Cardiff Bay and the many amenities that make Grangetown such a popular part of the city. There are local shops, cafés, parks and schools all nearby, along with excellent transport links including Grangetown train station and easy road access onto the A4232.



828.00 sq ft

Porch

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

Lounge/Diner

Open plan lounge and diner. Double glazed window to the rear garden. Double glazed French doors to the rear elevation. Electric fire into chimney breast. Fitted storage and shelving into alcoves. Stairs rise up to the first floor. Understairs storage cupboard. Stripped wooden flooring. Radiator.

Kitchen

Double glazed window to the rear elevation. Wall and base units with complimentary worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with glass splashback and cooker hood over. Integrated oven. Space for fridge freezer. Wooden laminate flooring.

Landing

Stairs rising up from the lounge/diner. Wooden handrail. Wooden bannister. Stairs rising up to the loft.

Bedroom One

Two double glazed windows to the front elevation. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bathroom

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Part tiled walls. Ceramic tile flooring. Heated towel rail. Extractor fan. Light up mirror. Fitted storage cupboard with concealed gas combination boiler and plumbing for washing machine.

Loft

Stairs rise up from the first floor landing. Double glazed skylight window. Wooden laminate flooring. Storage into eaves. Power and light.

Garden

Enclosed rear garden. Timber decked seating area and

steps leading down to the paved patio. Outside light. Two outside water taps.

Additional Information

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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) 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		
	69	79
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
77 sq m / 826 sq ft



Ground Floor
Approx 31 sq m / 331 sq ft

First Floor
Approx 32 sq m / 342 sq ft

Second Floor
Approx 14 sq m / 154 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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 260.



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