

# Devon Place

CARDIFF, CF11 6PR

**GUIDE PRICE £220,000**

**Hern &  
Crabtree**





# Devon Place

## Charming Two-Bedroom Mid-Terrace Home

Step through the front door into a welcoming entrance hall, setting the tone for the warm and homely feel that continues throughout. The ground floor is thoughtfully arranged with an open-plan lounge and dining area — a spacious and sociable layout ideal for modern living, whether you're hosting friends or enjoying a quiet evening in. Natural light floods the space, highlighting the tasteful décor.

To the rear, the kitchen offers a well-designed space with access to a useful utility area and a contemporary ground-floor bathroom beyond.

Upstairs, two generously sized double bedrooms provide comfortable and flexible living accommodation, with ample room for wardrobes, workspaces or additional storage.

Outside, the enclosed rear garden offers a private spot to enjoy your morning coffee, tend to potted plants or unwind after a busy day.

Grangetown offers a rare mix of characterful period homes, green spaces, strong community spirit and a growing independent food and arts scene. With the Taff Trail and Cardiff Bay on your doorstep, scenic walks and cycle routes are just minutes away, while superb transport links make commuting a breeze. It's a place where city life meets community warmth — and where you'll feel at home from day one.



# 759.00 sq ft

## Hallway

Enter via a double glazed stained glass UPVC door to the front elevation with window over. Tiled flooring. Radiator. Door leading to:

## Lounge

Double glazed window to the front elevation. Coved ceiling. Dado rail. Wooden flooring. Radiator. Archway to the dining room.

## Dining Room

Coved ceiling. Dado rail. Wooden flooring. Radiator. Stairs rise up to the first floor. Archway to the dining room. Archway to the kitchen.

## Kitchen

Double glazed UPVC door to the garden. Double glazed window to the rear elevation. Base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with splashback and cooker hood over. Integrated oven. Space for fridge freezer. Fitted shelving. Tiled flooring. Radiator. Archway to the utility.

## Utility

Double glazed obscure window to the rear elevation. Plumbing for washing machine. Fitted shelving. Tiled flooring. Door leading to:

## Bathroom

W/C and wash hand basin. Bath with fitted shower over. Part tiled walls. Tiled flooring. Radiator.

## Landing

Stairs rise up from the dining room. Dog-leg staircase. Wooden handrail. Half rise feature wooden wall panelling. Loft access hatch.

## Bedroom One

Two double glazed window to the front elevation. Coved ceiling. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Fitted wardrobes into alcoves with concealed gas combination boiler. Radiator.

## Garden

Enclosed rear garden. Paved patio. Raised flower borders. Timber frame storage shed.

## Additional Information

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

## 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.





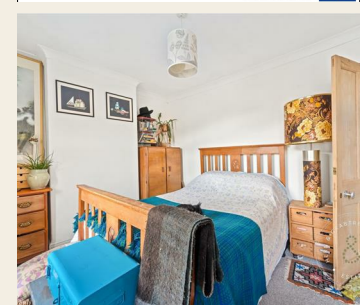
Good old-fashioned service with a modern way of thinking.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 2002/91/EC		



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