

# Brook Street

CARDIFF, CF11 6LG

GUIDE PRICE £360,000

Hern &  
Crabtree





# Brook Street

A Beautifully Presented Three-Bedroom Home with Character and Contemporary Comfort

Extended and thoughtfully updated throughout, the property is immaculately presented, offering light-filled, versatile spaces ideal for day-to-day life and entertaining alike.

Step inside to find a warm and inviting hallway that sets the tone for the rest of the house. To the front, a beautifully proportioned lounge offers a cosy retreat, while a second reception room provides flexible space for working from home or entertaining. A modern kitchen sits at the heart of the home and opens up into a stunning extended dining area, complete with large windows and glazed doors that frame views of the landscaped rear garden—perfect for summer gatherings or enjoying a quiet morning coffee. A contemporary shower room completes the ground floor.

Upstairs, the home offers three well-presented bedrooms, each filled with natural light and neutral décor, along with a modern family bathroom. The landscaped rear garden is low maintenance yet stylish, while the front forecourt garden adds kerb appeal and privacy from the street.

You'll find a variety of independent cafés, parks, and local shops nearby, along with excellent transport links, including easy access to Cardiff Central Station and the A48. The neighbourhood is known for its friendly atmosphere and a real sense of community, making it popular with families, professionals, and creatives alike.



**1391.00 sq ft**

#### Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

#### Hallway

Enter via a double glazed composite door to the front elevation. Coved ceiling. Radiator. Wooden flooring. Stairs rise up to the first floor.

#### Lounge

Double glazed bay window to the front elevation. Coved ceiling. Dado rail. Electric fire with stone hearth and wooden mantelpiece. Radiator. Wooden flooring.

#### Reception Room

Double glazed window to the rear elevation. Coved ceiling. Dado rail. Understairs storage cupboard. Radiator. Wooden flooring.

#### Kitchen

Double glazed window to the side elevation. Double glazed PVC door to the rear garden. Coved ceiling. Wall and base units with worktops over. Composite one and half bowl sink and drainer with mixer tap. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Space for dishwasher. Space for further appliances. Tiled flooring.

#### Dining Room

Double glazed sliding doors leading to the rear garden. Double glazed windows to the side elevations. Double glazed skylight window. Wall and base units with worktops over. Electric radiator. Vinyl flooring.

#### Shower Room

Double glazed window to the side elevation. W/C and wash hand basin. Shower quadrant with fitted shower over. Tiled walls. Vinyl flooring. Electric heater.

#### Landing

Stairs rise up from the hallway. Wooden bannister. Coved ceiling. Double glazed window to the front elevation. Loft access hatch.

#### Bedroom One

Double glazed window to the front elevation. Coved ceiling. Radiator.

#### Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Radiator. Wooden laminate flooring.

#### Bedroom Three

Double glazed window to the rear elevation. Coved ceiling. Radiator.

#### Bathroom

Two double glazed obscure windows to the side elevation. W/C and wash hand basin. Bath with fitted shower and rainfall shower head. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

#### Garden

Enclosed rear garden. Mature shrubs and trees. Stone chippings. Astro turf lawn. Side return.

#### Additional Information

Freehold. Council Tax Band E (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.





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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

