Glynne Street

PONTCANNA, CF11 9NS

GUIDE PRICE £300,000

Hern & Crabtree

Glynne Street

A well-presented two-bedroom mid-terrace home on Glynne Street.

The ground floor is centred around a generous open-plan lounge and dining room, with a feature fireplace, attractive contemporary décor and plenty of natural light. To the rear is a separate fitted kitchen with a good range of wall and base units, integrated oven and gas hob, further appliance space and direct access to the garden.

Upstairs are two bedrooms, including an impressive main bedroom spanning the width of the property and benefiting from two front-facing windows. The second bedroom is positioned to the rear, while a particularly spacious shower room completes the first-floor accommodation, fitted with a large walk-in shower, wash basin and WC.

Outside, the property enjoys an enclosed low-maintenance rear garden, predominantly paved to provide a pleasant seating and entertaining area, complemented by established planting and a useful timber storage shed.

Conveniently positioned with an excellent range of local shops, cafés, restaurants and everyday amenities close at hand. Victoria Park is within easy reach, while nearby Cowbridge Road East provides further shopping and leisure facilities. The location also offers convenient access to Cardiff city centre, along with regular public transport links and good road connections.

Approx 716.00 sq ft

Council Tax Band: D

Porch
Entered via the front door, providing a useful entrance space before opening into the main lounge/dining room, with space for coats and shoes.

Lounge / Diner
A wonderfully spacious open-plan living and dining room forming the heart of the home. There is plenty of space for both comfortable seating and a dining table, with a feature fireplace providing an attractive focal point. Windows to the front and rear bring in plenty of natural light, while stairs rise to the first floor.

Kitchen
Positioned to the rear of the property, the kitchen is fitted with a range of white wall and base units complemented by contrasting work surfaces and tiled splashbacks. There is an integrated oven, gas hob with extractor over, inset sink, space for further appliances and a rear window overlooking the garden. A glazed door provides direct access outside.

First Floor Landing
A central landing providing access to both bedrooms and the shower room, with a traditional painted balustrade and neutral décor.

Bedroom One
A generous main bedroom spanning the width of the property and benefiting from two front-facing windows, creating a bright and airy feel. There is ample space for a double bed alongside wardrobes and additional bedroom furniture.

Bedroom Two
A comfortable second bedroom positioned to the rear of the property, with a window providing natural light and space for a bed and accompanying furniture. Equally well suited as a guest bedroom or home office.

Shower Room
A particularly spacious shower room fitted with a large walk-in shower enclosure, wash hand basin with vanity storage and WC. The room is finished with easy-maintenance wall panelling and flooring, with a rear window providing natural light and ventilation.

Garden
An enclosed, low-maintenance rear garden predominantly laid to paving, creating an ideal space for outdoor seating and entertaining. Raised borders provide established planting, while a timber garden shed offers useful additional storage.

Additional Information
Freehold. Council Tax Band D (Cardiff). EPC rating D.

Disclaimer
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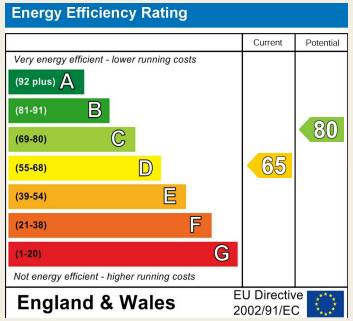

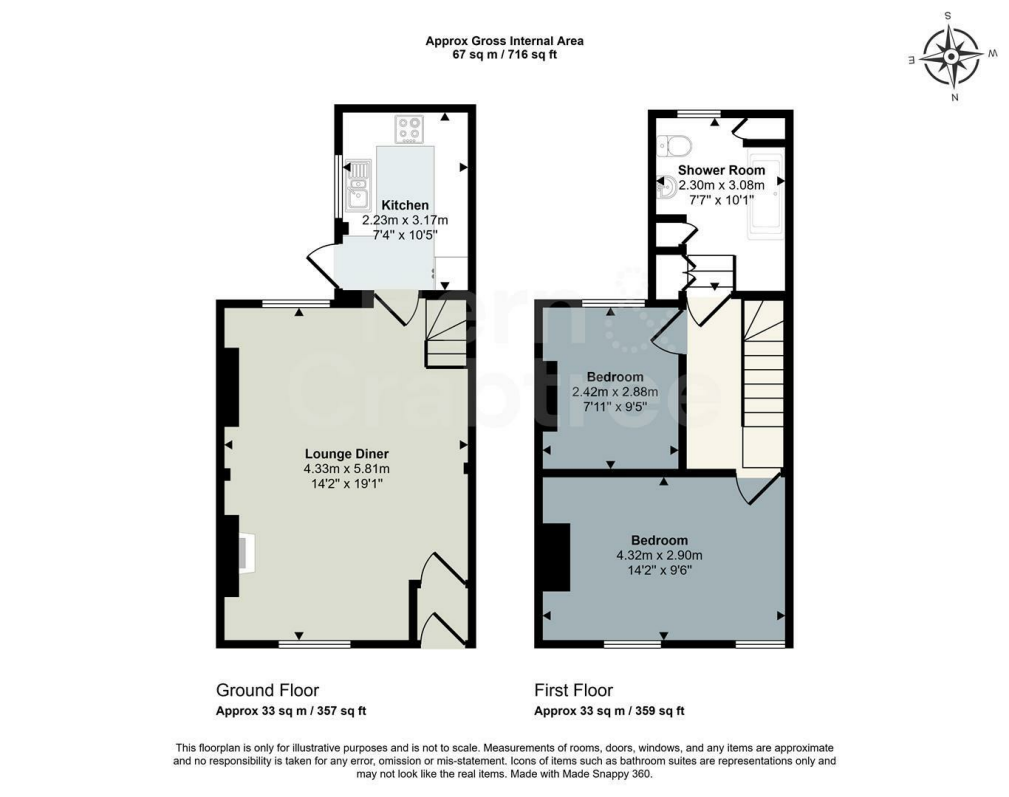

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