

# Jubilee Street

CARDIFF, CF11 6ST

GUIDE PRICE £225,000

Hern &  
Crabtree



P Residents permit holders only 8 am - 10 pm  
Darlled trwydded braswyl yn unig 8 am - 10 pm



# Jubilee Street

Beautifully presented traditional property situated in the highly sought after Grangetown area of Cardiff. Offering easy access to the city centre of Cardiff, this is an ideal purchase for those looking to avoid long commutes!



## sq ft

### Entrance Hall

Enter via a double glazed door to the front elevation with window over. Wooden laminate flooring. Radiator. Stairs rise up to the first floor.

### Living Room

Double glazed window to the front elevation. Gas fire with wooden mantelpiece and stone hearth. Fitted meter cupboard into alcove. Radiator. Double archway to the dining room.

### Dining Room

Double glazed French doors to the rear elevation. Fitted shelving into alcoves. Radiator. Double archway to the living room.

### 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 bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Plumbing for washing machine. Tiled flooring. Radiator.

### Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Stairs rise up to the second floor.

### Bedroom One

Two double glazed windows to the front elevation. Coved ceiling. 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 central mixer taps. Shower quadrant with fitted shower over and glass sliding doors. Part tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

### Second Floor Landing

Stairs rise up from the first floor landing.

### Bedroom Three

Double glazed skylight window. Wooden laminate flooring. Radiator.

### Garden

Enclosed rear garden. Paved patio. Grass lawn. Timber frame storage shed. Outside light. Cold water tap.

### Additional Information

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

### 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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