Bassett Street

CARDIFF, CF5 1PP

GUIDE PRICE £300,000

Hern & Crabtree



Bassett Street

A three bedroom mid-terraced house situated on Bassett Street in Canton, within walking distance of local shops, cafés and amenities along Cowbridge Road East, as well as Victoria Park and Cardiff City Centre.

The accommodation briefly comprises an entrance hallway, a bay-fronted living room with original wooden floorboards, fitted cupboards and shelving, opening into a second reception room, currently used as a reading room. To the rear is a fitted kitchen with a range of wall and base units, with space for dining and sliding doors leading out to the rear garden.

To the first floor are two double bedrooms, a third bedroom and a family bathroom with a bath and shower over. The main bedroom benefits from two windows to the front with stained glass detailing, a feature fireplace and ceiling rose.

Outside is an enclosed, low-maintenance rear courtyard garden with paved and gravelled areas, along with a garden shed.

The property is conveniently located for the shops, cafés and restaurants of Canton and Pontcanna, with good access to local transport links and Cardiff City Centre.











Approx 963.00 sq ft

Council Tax Band: D

Porch
Entered via a uPVC front door with decorative glazed panel. Tiled flooring. Internal door leading into the entrance hallway.

Hallway
Stairs rising to the first floor. Wooden flooring. Doors leading to the living room, sitting room and kitchen.

Living Room
Double glazed bay window to the front aspect with decorative stained glass detailing above. Coved ceiling. Fitted cupboards and shelving to alcoves. Exposed wooden floorboards. Opening into the sitting room.

Sitting Room
Coved ceiling. Opening through to the living room. Exposed wooden floorboards. Door leading into the entrance hallway.

Kitchen
Double glazed window to the side aspect. Fitted with a range of wall and base units with contrasting work surfaces over and white tiled splashbacks. Stainless steel sink and drainer with mixer tap. Freestanding electric cooker with extractor hood above. Space for fridge freezer and plumbing for washing machine. Wall-mounted Baxi gas combination boiler. Tiled flooring. Opening into the dining room.

Dining Room
Double glazed sliding patio doors leading out to the rear garden. Space for dining table and chairs. Tiled flooring. Radiator. Open to the kitchen.

Landing
Carpeted stairs rising from the ground floor. Fitted carpet. Doors leading to all three bedrooms.

Bedroom One
Two double glazed windows to the front aspect with decorative stained glass detailing above. Coved ceiling and decorative ceiling rose. Feature fireplace with white surround. Space for freestanding bedroom furniture. Fitted carpet.

Bedroom Two
Double glazed window to the rear aspect. Space for double bed and freestanding bedroom furniture. Fitted carpet.

Bedroom Three
Double glazed window to the side aspect. Fitted carpet. Door leading into the bathroom.

Bathroom
Double glazed obscure window to the rear aspect. Fitted with a white three-piece suite comprising a panelled bath with thermostatic shower over and glass shower screen, wash hand basin with vanity storage beneath and low-level WC. Tiled walls. Grey tiled flooring. Wall-mounted heated towel rail.

Garden
An enclosed, low-maintenance rear courtyard garden with paved patio areas and decorative gravel. Enclosed by timber fencing and a stone boundary wall. Garden shed providing additional storage.

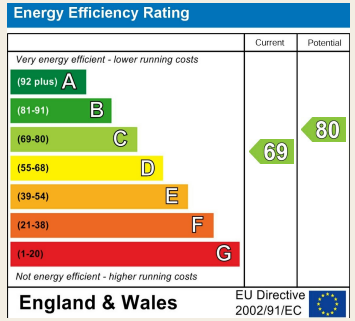
Additional Information
Freehold. Council Tax Band D (Cardiff). EPC rating C.

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.

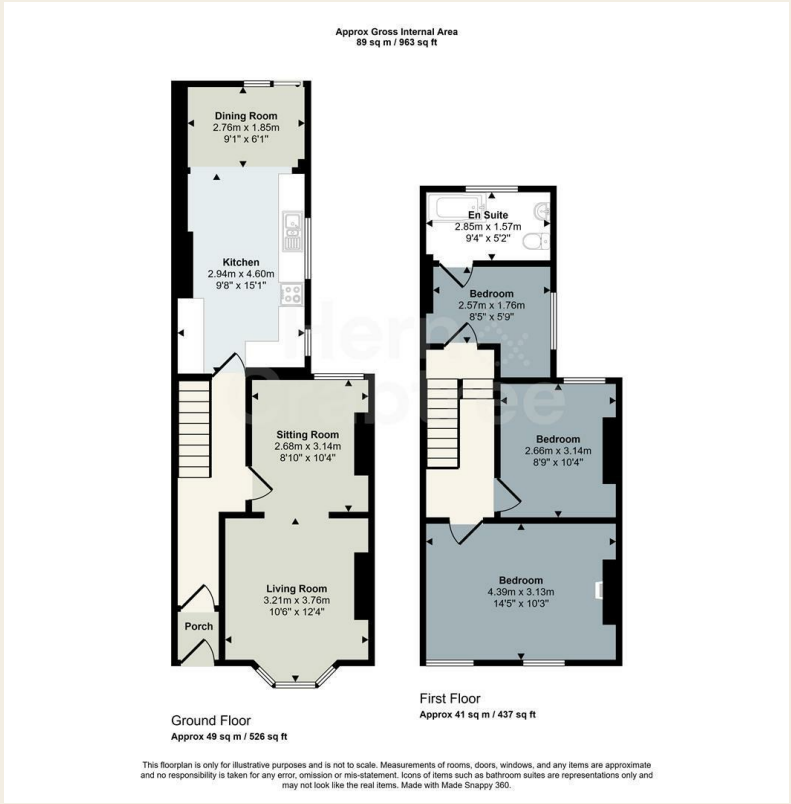


Good old-fashioned service with a modern way of thinking.











Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.