

Arthur Street

CARDIFF, CF24 1QR

GUIDE PRICE £200,000

Hern &
Crabtree



Arthur Street

A well-proportioned home with much appeal.

Step inside via a composite front door into a welcoming entrance porch that leads through to a spacious, open-plan living and dining area — an ideal setting for entertaining or relaxing in comfort. With stairs rising to the upper floors, the layout flows seamlessly through to a well-proportioned kitchen/diner at the rear, complete with ample worktop space and direct access to the enclosed rear garden — a private outdoor space with potential to be transformed into a charming retreat.

Upstairs, the first floor hosts two well-sized bedrooms along with a family bathroom, while a staircase continues up to the loft level, which benefits from double-glazed windows offering natural light and potential for versatility.

Just a short stroll from the city centre, the University Hospital of Wales, and Cardiff Queen Street station, this property is ideal for commuters, professionals, and first-time buyers alike.



1251.00 sq ft

Entrance

Enter via a glazed composite door to the front elevation with window over. Door leading to:

Living Room

Double glazed window to the front elevation. Coved ceiling. Dado rail. Chimney breast with exposed brickwork. Fitted storage into alcoves. Two radiators. Stairs rise up to the first floor. Understairs storage alcove.

Kitchen/Diner

Double glazed window to the rear elevation. Double glazed sliding doors leading out to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Space for gas cooker with cooker hood over. Plumbing for washing machine. Space for dishwasher. Space for fridge freezer. Part tiled walls. Tiled flooring. Radiator.

Landing

Stairs rise up from the living room. Dog-leg staircase. Wooden handrail and spindles. Matching bannister. Split level landing.

Bedroom One

Two double glazed windows to the front elevation. Fitted wardrobes. Wooden laminate flooring. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Fitted storage cupboard with concealed gas combination boiler. Wooden laminate flooring. Radiator.

Bathroom

Double glazed obscured window to the rear elevation. W/C and wash hand basin. Bath with electric shower over. Part tiled walls. Tiled flooring. Radiator. Fitted linen cupboard.

Loft

Stairs rise up from the first floor landing. Wooden handrail. Double glazed windows to the rear elevation. Radiator.

Garden

Enclosed rear garden. Paved patio. Mature shrubs.

Additional Information

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

Disclaimer

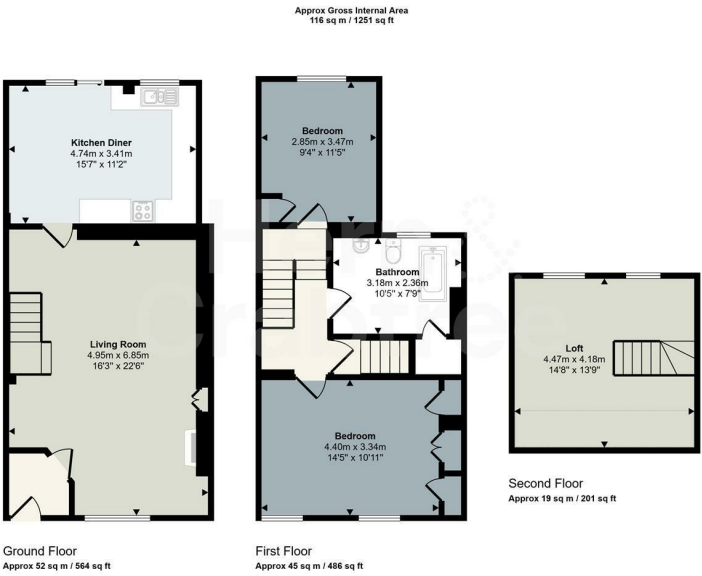
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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