Carmarthen Street

CARDIFF, CF5 1QG

GUIDE PRICE £450,000

Hern & Crabtree



Carmarthen Street

A thoughtfully extended and beautifully presented three-bedroom home on Carmarthen Street with off-road parking, a landscaped rear garden and an impressive detached garden room with its own shower room.

The accommodation begins with a comfortable living room to the front, while the rear of the house has been opened up to create a particularly sociable kitchen and dining space. The kitchen is fitted with dark cabinetry, timber worktops and a Belfast-style sink, opening through to an extended dining room where a rooflight and wide glazed doors bring in plenty of natural light and connect the house directly with the garden. There is also a ground-floor WC. Upstairs are three bedrooms and a family bathroom.

Outside, the rear garden is a real feature, with a decked seating area beneath a pergola, lawn, established planting and plenty of space for entertaining. At the side of the garden sits a substantial detached garden room, currently arranged as a flexible office/occasional bedroom space and complemented by its own shower room and utility — ideal for home working, guests or hobbies.

To the front, the property benefits from off-road parking, while Carmarthen Street is well placed for the independent shops, cafés and amenities of Canton, with Victoria Park, Pontcanna and Cardiff city centre all within easy reach.











Approx 1139.00 sq ft

Council Tax Band: E

Front
The property is set back behind a paved and gravelled frontage providing off-road parking, with gated access leading through to the rear garden. Electric car charging port.

Entrance Hall
Entered via a wooden glazed door to the front elevation. Terracotta tiled flooring. Radiator. Stairs rising to the first floor.

Cloakroom
Double glazed obscure window to the front elevation. W/C and wash hand basin. Terracotta tiled flooring.

Living Room
Double glazed window to the front elevation. Terracotta tiled flooring. Radiator. Understairs storage cupboard.

Kitchen
Double glazed window to the side elevation. Glazed wooden barn style door to the rear garden. Wall and base units with wooden worktops over. Belfast sink with mixer tap. Integrated four ring gas hob with tiled splashback. Integrated oven. Space for American style fridge freezer. Space for dishwasher. Concealed gas combination boiler. Terracotta tiled flooring. Radiator.

Dining Room
Double glazed sliding doors leading out to the garden. Double glazed skylight window. Terracotta tiled flooring. Vertical radiator. Fitted storage. Underfloor heating.

Landing
Stairs rising up from the entrance hall. Wooden handrail. Wooden bannister with spindles. Loft access hatch to a fully boarded loft. Providing access to all three bedrooms and the family bathroom.

Bedroom One
Double glazed window to the front elevation. Radiator.

Bedroom Two
Double glazed window to the rear elevation. Radiator.

Bedroom Three
Double glazed window to the front elevation. Vertical radiator. Fitted storage.

Bathroom
double glazed obscure window to the rear elevation. P-shaped bath with glass splashback screen and rainfall shower head. W/C and wash hand basin. Tiled flooring. Part tiled walls. Heated towel rail. Extractor fan.

Garden
Enclosed rear garden with a large decked seating area immediately outside the dining room, complete with pergola and covered entertaining space. Beyond is a lawn with established borders and planting, with the detached garden room positioned towards the side. Pedestrian gate leading to the rear shared secured and private car park.

Garden Room/Office
Double glazed bi-folding doors to the garden. Double glazed window. Fitted storage and murphy bed. Electric radiator.

Garden Room Shower Room
Double glazed obscure window. Base unit with wooden worktop over and one bowl sink and mixer tap. Plumbing and space for washing machine and tumble dryer. W/C and wash hand basin. Shower quadrant with electric shower and glass sliding door. Laminate flooring. Part tiled walls. Extractor fan.

Storage Shed/Workshop
7'6" x 12'5"
Light and power.

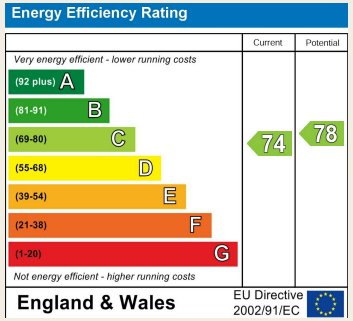
Additional Information
Freehold. Council Tax Band E (Cardiff). EPC rating C.

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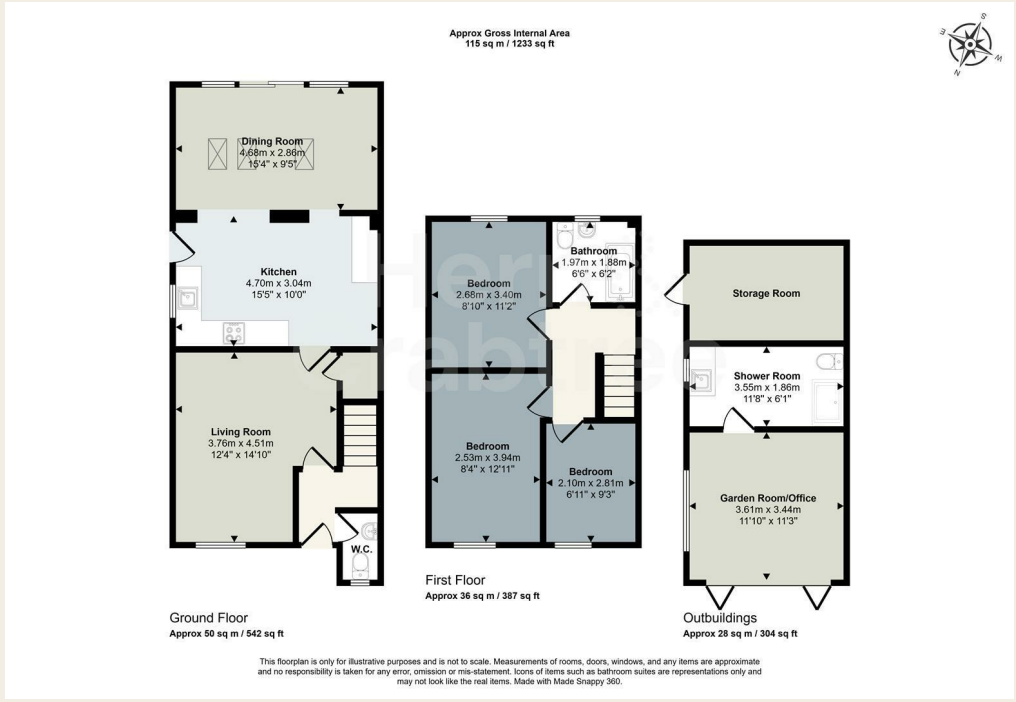


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