

# Kent Street

CARDIFF, CF11 7DL

GUIDE PRICE £350,000

Hern &  
Crabtree



# Kent Street

Beautifully presented throughout, this spacious four-bedroom Victorian terrace offers generous accommodation across three floors, combining period character with stylish modern finishes. Thoughtfully extended and improved by the current owners, the property is perfectly suited to family living.

The standout feature is the impressive open-plan kitchen, dining and family room, complete with a central island, roof lantern and bi-fold doors opening onto the enclosed rear garden. A separate bay-fronted living room and additional reception room provide flexible living space, while the property also benefits from a utility room and ground floor shower room.

Upstairs are four well-proportioned double bedrooms, including two with en-suite shower rooms, alongside a contemporary family bathroom.

Conveniently located in the heart of Grangetown, the property is within easy reach of Cardiff City Centre, Cardiff Bay, excellent transport links and a wide range of local amenities.



# Approx 1598.00 sq ft

## Council Tax Band: D

### Entrance Porch

Entered via a traditional wooden front door with an obscure single glazed window above into an entrance porch featuring attractive oak flooring laid in a herringbone pattern and a coved ceiling. A glazed wooden door then opens into the welcoming entrance hall.

### Entrance Hall

A spacious and characterful entrance hall showcasing oak herringbone flooring, decorative ceiling arch detail and coved ceiling. A stripped wooden staircase rises to the first floor with useful understairs storage cupboards, radiator and doors leading to the principal living accommodation.

### Living Room

A beautifully presented reception room with a uPVC double glazed window to the front elevation allowing plenty of natural light. Oak herringbone flooring continues throughout, complemented by a feature fireplace with bespoke storage cupboards and open shelving to the alcoves. A vertical radiator and open-plan layout create a bright and inviting living space.

### Sitting Room

Open to the living room, this versatile second reception room provides an excellent family area, snug or formal dining room. Finished with matching oak herringbone flooring, two vertical radiators and glazed internal doors with matching side panels connecting to the kitchen/dining room, allowing natural light to flow throughout the ground floor.

### Kitchen/Dining Room

A stunning open-plan kitchen and dining space forming the heart of the home. The kitchen is fitted with an extensive range of contemporary base units beneath quartz worktops incorporating a breakfast bar. Integrated appliances include Siemens double ovens comprising a conventional oven and combination microwave oven, integrated fridge/freezer, full-length NEFF dishwasher and a NEFF four-ring induction hob with concealed extractor above. A one-and-a-half bowl sink with swan-neck mixer tap, pull-out pan drawers, open shelving and feature lighting complete the kitchen. The dining area benefits from luxury vinyl flooring laid in a matching herringbone style and enjoys excellent natural light from the side return extension with its pitched ceiling incorporating double glazed skylight windows. Large double glazed patio doors open directly onto the rear garden, creating an ideal space for entertaining and everyday family living. Vertical radiators provide contemporary finishing touches.

### Utility Room

Accessed via a sliding wooden door from the kitchen, the utility room is fitted with matching base cupboards and wooden worktops with plumbing for a washing machine and space for a tumble dryer. Tiled flooring, radiator, double glazed wooden window overlooking the rear garden and a double glazed wooden door providing side access to the garden.

### Ground Floor Shower Room

A modern shower room fitted with a WC, vanity wash hand basin and quadrant shower enclosure with tiled surround, rainfall shower head and separate shower attachment. Finished with tiled flooring, heated radiator and an obscure double glazed wooden window to the rear.

### First Floor Landing

A spacious landing with stripped wooden flooring, original balustrade and staircase continuing to the second floor. Natural light filters down from the open second-floor landing.

### Bedroom One

A generous principal bedroom with two double glazed windows to the front elevation, stripped wooden flooring, fitted wardrobes to the alcoves and a contemporary vertical radiator.

### Bedroom Two

A spacious double bedroom with a double glazed wooden window overlooking the rear garden, stripped wooden flooring, fitted wardrobe to the alcove and radiator.

### Bedroom Three

A well-proportioned bedroom with a double glazed wooden window to the side elevation, stripped wooden flooring, radiator and direct access to the en-suite bathroom.

### En-Suite Bathroom

Fitted with a panelled bath with shower mixer tap, wash hand basin and WC. Finished with part tiled walls, tiled flooring, radiator and an obscure double glazed wooden window to the rear. A cupboard houses the concealed Vaillant gas combination boiler.

### Second Floor Landing

Stairs rising up from the first floor landing, complemented by a double glazed window to the rear.

### Bedroom Four

A superb loft conversion providing an impressive principal bedroom with two double glazed Velux roof windows to the front and an additional double glazed window to the rear, flooding the room with natural light. Luxury vinyl herringbone flooring, two radiators, recessed spotlights and useful eaves storage complete this exceptional space.

### En-Suite Shower Room

Modern suite comprising a WC, wash hand basin and quadrant shower enclosure with bifold glass door, tiled surround, rainfall shower head and separate shower attachment. Finished with tiled flooring, radiator, shaver point, extractor fan, recessed spotlights and an obscure double glazed window to the rear.

### Rear Garden

An enclosed rear garden bordered by attractive stone walls, timber fencing and trellis. A slate-paved patio provides an excellent seating area, complemented by raised flower beds stocked with mature shrubs, plants and seasonal flowers. Further benefits include an outside cold water tap and external lighting, creating a practical and attractive outdoor space.

### Additional Information

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

### Disclaimer

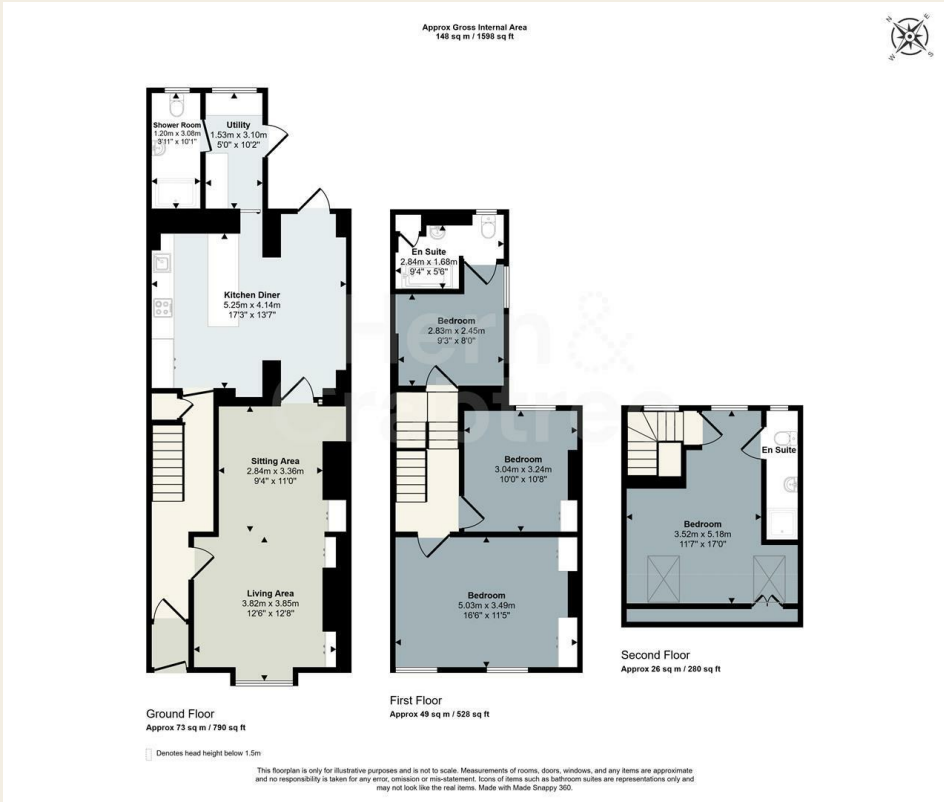
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|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                      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



Hern & Crabtree

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

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