

# Alice Street

BUTETOWN, CARDIFF, CF10 5LB

GUIDE PRICE £225,000

**Hern &  
Crabtree**



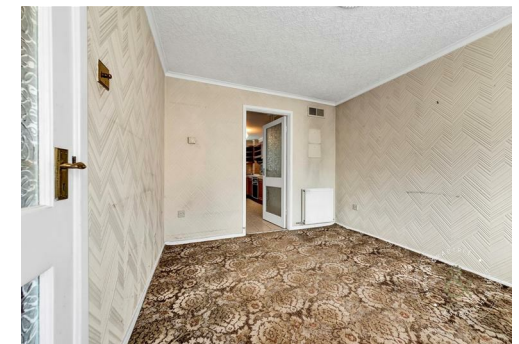


# Alice Street

Nestled in the heart of Butetown, Cardiff, this spacious four-bedroom mid-terrace house presents a fantastic opportunity for those looking to create their dream home. The property, being sold with no onward chain, is brimming with potential and offers a blank canvas for modernization.

Situated in the sought-after area Butetown, the property is within close proximity to a variety of amenities, including local shops, schools, and public transport links. The vibrant Cardiff Bay is just a short walk away, offering a plethora of dining, entertainment, and leisure options.

The accommodation comprises Entrance, lounge, kitchen, hallway and cloakroom to the ground floor. There are two bedrooms to the first floor, a further two bedrooms and a family bathroom to the second floor. An enclosed rear garden, a front forecourt garden with a parking area to the front.





1053.00 sq ft

#### Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

#### Entrance

Enter via a obscured double glazed door to the front elevation with window over. Radiator. Stairs rising up to the first floor.

#### Lounge

11'10" max x 9'4" max

Double glazed window to the front elevation. Radiator. Ceiling rose.

#### Kitchen

12'7" max x 11'3" max

Double glazed window to the rear elevation. Wall and base units with worktops over. Integrated four ring gas hob. Integrated oven. Stainless steel one bowl sink and drainer. Space for slimline dishwasher. Space for fridge freezer. Radiator. Tiled flooring. Fitted storage cupboards.

#### Hallway

Obscured double glazed door to the garden with window over. Tiled flooring.

#### Cloakroom

Small double glazed obscure window to the rear elevation. W/C. Part tiled walls. Tiled flooring.

#### Landing

Stairs rise up from the entrance hall. Wooden handrail. Fitted storage cupboard.

#### Bedroom One

12'7" max x 10'4" max

Double glazed window to the front elevation. Radiator. Stripped wooden flooring.

#### Bedroom Two

12'7" max x 11'2" max

Double glazed window to the rear elevation. Radiator. Stripped wooden flooring. Fitted shelving into alcove.

#### Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail.

Fitted storage cupboard with gas combination boiler. Loft access hatch.

#### Bedroom Three

12'7" max x 10'7" max

Double glazed window to the front elevation. Radiator. Stripped wooden flooring. Fitted cupboard.

#### Bedroom Four

6'11" max x 11'1" max

Double glazed window to the rear elevation. Radiator. Stripped wooden flooring.

#### Bathroom

8'0" max x 5'4" max

Double glazed window to the rear elevation. W/C and wash hand basin. Bath with shower mixer tap. Vanity cupboard. Heated towel rail. Tiled flooring. Tiled walls.

#### Garden

Enclosed rear garden. Pedestrian gate leading to rear lane access. Mature shrubs and trees. Flower borders.

#### Additional Information

Freehold. Council tax band D (Cardiff). EPC rating C.

#### Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage

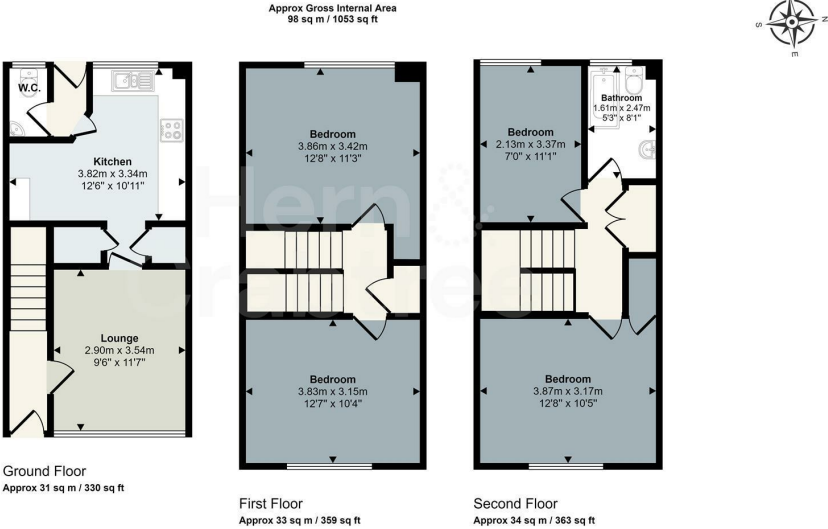
valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>79</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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.