

Glamorgan Street

CARDIFF, CF5 1QS

GUIDE PRICE £350,000

**Hern &
Crabtree**



Glamorgan Street

A beautifully presented two/three bedroom home for sale in Canton, an exceptionally desirable and fashionable suburb on the edge of Cardiff City Centre. This traditional cottage style home has been tastefully upgraded and the accommodation comprises an entrance hallway, a dining room, a living room fitted with a fuel burner and opening to a modern extended kitchen with utility space and a downstairs W/C. To the first floor there is a double bedroom and a four piece bathroom, there is too a master suite comprising a large dressing room with stairs accessing the second floor bedroom. Externally there is an enclosed garden to the rear.



Entrance

Modern composite front door to hall.

Hallway

Exposed floorboards, carpeted stairs rising to the first floor, a radiator and a door to the living room and dining room.

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Living Room

14'1" x 10'3"

Exposed floorboards, an exposed brick fireplace fitted with a multi-fuel burning stove on a slate hearth and a wooden mantle. There is storage beneath the stairs, alcove shelving, a coved ceiling and a picture rail. Radiator and open into;

Kitchen

14'11" x 10'3"

A modern and extended kitchen, fitted with a range of farmhouse style units and a large centre island and breakfast bar. The kitchen comprises a 1 and ½ bowl sink and drainer unit, a free-standing five burner range style cooker, a built in dishwasher and a fridge/freezer. There are inset spotlights, sky lights to the side return, floor to ceiling storage and open to;

Utility

6'8" x 5'8"

A wall mounted combi boiler, base units fitted with a washing machine, a rear aspect PVCu double glazed window and a door to the garden. Door to;

W/C

A low level W/C and a wash basin.

First Floor**Landing**

Doors right and left to bedroom two and the master suite.

Bedroom Two

14'11" x 10'2"

Fitted carpet, a rear aspect PVCu double glazed window, a traditional fireplace and a radiator.

Bathroom

A generous bathroom fitted with a four piece suite, which comprises a panelled bath with a Victorian style mixer tap, a stand alone shower cubicle, a push button W/C and a pedestal wash basin. There are tile splash-backs, a rear aspect obscured PVCu double glazed window, a Velux skylight, a radiator and a heated towel rail.

Master Suite**Dressing Room**

11'11" x 10'2"

Accessed from the landing and formerly the master bedroom, there are two front aspect PVCu double glazed windows, a traditional fireplace, a radiator and a staircase to the second floor bedroom.

Second Floor**Master Bedroom**

14'11" x 11'3"

A converted loft room, laid to fitted carpet, there is a rear aspect Velux window, a radiator and eave storage.

Outside**Garden**

An enclosed garden laid in part to cobblestones and a raised decked patio area.



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

