



Compton Street

| Cardiff | CF11 6TJ

COMPTON STREET

£235,000

A pretty, brick-faced end of terrace house situated in the popular Saltmead area of Grangetown. This immaculate home has been tastefully presented offering a modern kitchen and shower room and has the added benefit of solar panels too. On the ground floor are two open reception rooms, kitchen and shower room and on the first are three good size bedrooms.

Cardiff Central Railway Station and Principality Stadium are both a short 15-minute walk away whilst the bustling Clare Road is close enough to benefit from the variety of eateries, shops, and amenities including the redeveloped music and arts venue, Tramshed.

Entrance Porch

Entered via double glazed composite front door with matching window above, vinyl floor.

Hall

Entered via wood glazed door, radiator, stairs to the first floor, concealed meter cupboard, wood laminate flooring, open doorway to kitchen.

Lounge/Diner

22'2 max x 10'6 max

Double glazed pvc window to the front, open plan to the dining room, wood laminate flooring, two radiators, cast iron open fireplace with decorative tiles, tiled hearth and wooden mantle, built in storage cupboard, double obscure glazed door leading out to the rear garden.

Kitchen

10'9 max x 9' max

Double glazed window to the side, fitted with a range of wall and base units with work tops over, four ring gas hob with cooker hood above and integrated oven, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, gas combination boiler, understairs storage cupboard, tiled flooring, radiator, doorway to:

Inner Lobby

7'3 max x 4' max

Double glazed door leading out to the garden, loft access hatch, tiled flooring, door to:-

Downstairs Shower Room

7'10 x 8'2

Fitted with a double shower with plumbed shower over, w.c and wash hand basin with base vanity cupboard, radiator, half tiled walls, tiled flooring.

Landing

Stairs rise from hall with wooden handrail and spindles, access to loft space.

Bedroom One

13'11 max x 10'5 max

Twin double glazed windows to the front, radiator.

Bedroom Two

11'9 max x 8'4 max

Double glazed window to the rear, radiator, fitted bookshelf.

Bedroom Three

10'9 max x 9' max

Double glazed window to the rear, radiator.

Rear Garden

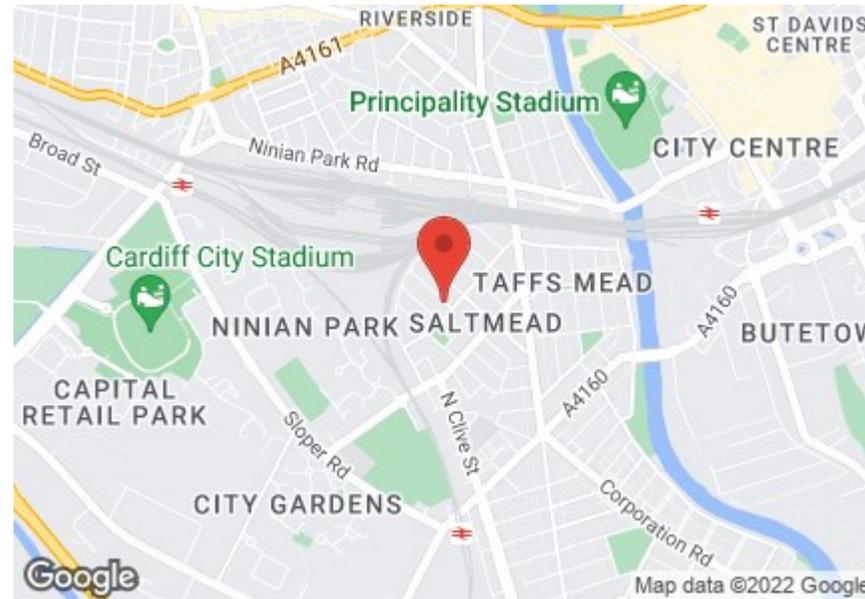
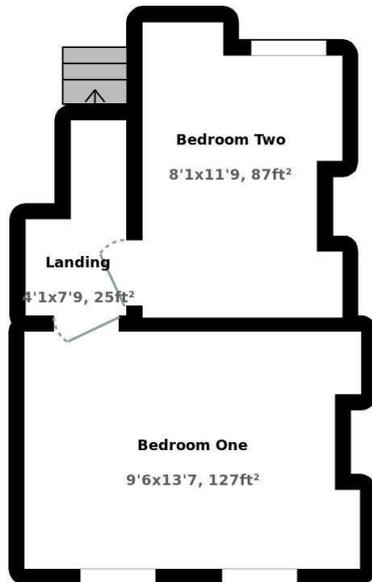
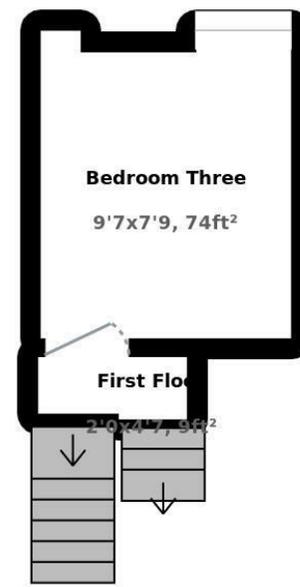
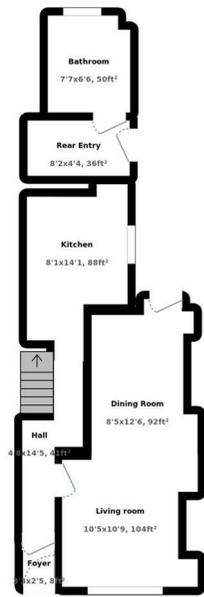
Enclosed rear garden with paved patio, raised flower borders with mature shrubs.

Tenure





Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.