

# Beresford Road

CARDIFF, CF24 1RA

GUIDE PRICE £175,000

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Crabtree





# Beresford Road

Situated along the popular Beresford Road in Adamsdown, this traditional three-bedroom mid-terrace home presents a rare opportunity for those looking to put their own stamp on a property. Brimming with potential and character, this is a fantastic project for renovators, investors, or buyers with an eye for design.

The property offers generously proportioned accommodation throughout, beginning with a entrance hallway that leads into a bright and open-plan living and sitting area – a space full of natural light. Beyond, a separate dining room flows through to the kitchen, while an inner hallway gives access to the ground-floor bathroom. To the rear a private garden – ideal for transforming into a calm, green retreat.

Upstairs, the first floor hosts three well-sized bedrooms and a separate WC, offering plenty of layout possibilities for modern family living or a rental configuration.

Positioned within walking distance of local amenities, independent cafés, popular schools, and excellent transport links into Cardiff city centre, this is a superb location with strong demand.



**1184.00 sq ft**

#### Hallway

Enter via a double glazed composite door to the front elevation. Coved ceiling. Dado rail. Ceiling arch detail. Radiator. Sitars rising up to the first floor. Understairs storage cupboard.

#### Living Room

Double glazed bay window to the front elevation. Coved ceiling. Squared off archway to the sitting room.

#### Sitting Room

Double glazed French doors to the rear elevation. Coved ceiling. Electric fire.

#### Dining Room

Double glazed French doors to the side elevation. Double glazed window to the side elevation.

#### Kitchen

Double glazed window to the side elevation. Base units with worktops over. Stainless steel one bowl sink and drainers. Part tiled walls. Tiled flooring.

#### Inner Hall

Glazed wooden door to the rear garden. Tiled flooring. Fitted storage cupboard.

#### Bathroom

Double glazed obscured window to the rear elevation. W/C and wash hand basin. Bath with electric shower over. Tiled walls. Laminate flooring. Radiator.

#### Landing

Stairs rise up from the hallway. Wooden handrail. Matching bannister with spindles. Split level landing. Loft access hatch.

#### Bedroom One

Double glazed windows to the front elevation. Radiator.

#### Bedroom Two

Double glazed window to the rear elevation. Fitted wardrobe. Cast iron mantelpiece. Radiator.

#### Bedroom Three

Double glazed window to the side elevation. Fitted storage cupboard with concealed gas combination boiler. Radiator.

#### W/C

Double glazed obscured window to the side elevation. W/C and wash hand basin. Radiator.

#### Garden

Enclosed rear garden. Mature shrubs and trees. Side return.

#### Additional Information

Freehold. Council Tax Band (Cardiff). EPC rating C.

#### Disclaimer

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