

System Street

| Adamsdown | Cardiff | CF24 0JG

No onward chain. An impressive and versatile end-terrace house placed on the corner of System Street and Eclipse Street. Just opposite Adamsdown Primary School, this period property offers versatile accommodation that would lend itself towards modernising into a family home.

The property briefly comprises: Entrance hall, living room open to dining room with steps to a generous kitchen, utility room and bathroom. The kitchen stairs lead up to the main house's first floor, comprising three bedrooms and a further bathroom. Outside is a courtyard garden with door access to the detached coach house (The coach house is also currently being marketed and can be sold separately or as part of this transaction at a guide price of £385,000)

Adamsdown offers a strong local community with a good selection of shops and facilities along with excellent access to Cardiff city centre. Opposite the property is Adamsdown Primary School and is close to Anderson Fields park.

SYSTEM STREET

Guide Price £200,000



Entrance

Main house entered via double glazed door onto system street.

Hallway

Radiator, dado rail, door leading to living room and dining room.

Dining Room

11'8 max x 14'7

Stairs to the first floor, dado rail, picture rail, fireplace, double glazed window to the side. Glazed windows between the dining room and kitchen, squared off archway to the living room.

Living Room

12'2 x 10'2

Double glazed window to the front, fireplace, coved ceiling, picture rail, dado rail, wood laminate flooring, radiator,

squared off archway through to the dining room.

Kitchen

8'1 expanding to 15'10 x 9'6 max

Broken plan kitchen with double glazed window to the side, fitted with mainly base units, oven, 1.5 sink and drainer with mixer tap. Radiator, tiled flooring, chimney breast. Open slatted stair leading to the first floor, set of french doors to the utility.

Utility

6'5 max x 10'10 max

Double glazed PVC door that open up onto Eclipse street. base storage, tiled flooring, radiator, door to shower room, double glazed door to the rear garden.

Shower Room

7'9 x 6'9

Wet room style shower, WC, wash hand basin, bidet, double glazed obscured window to the rear, extractor fan and radiator.

First Floor

Stairs rise up from the kitchen, wooden hand rail and banister.

Landing

matching banister, radiator.

Bedroom One

9'7 x 8'5 expanding to 11'9 max

Double glazed window to the rear, radiator.

Bedroom Two

8'10 max x 10'3 max

Double glazed window to the front radiator.

Bedroom Three

7'2 x 7'5

Double glazed window to the front, radiator.

Bathroom

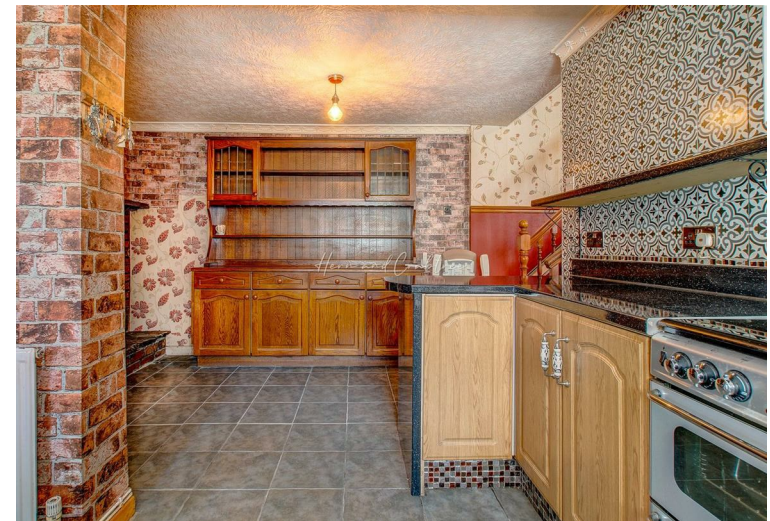
8'1 x 10'2

Double glazed obscured window to the side, corner bath, WC, wash hand basin, radiator, gas boiler (serving the main house).

Outside

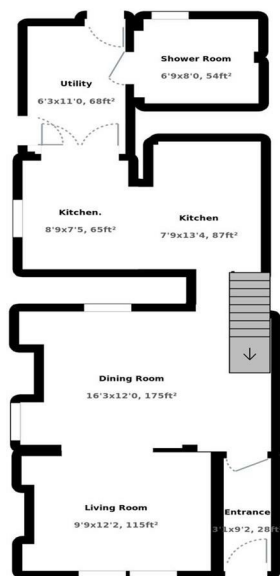
Garden

Courtyard garden with paved patio, door through to the coachhouse.

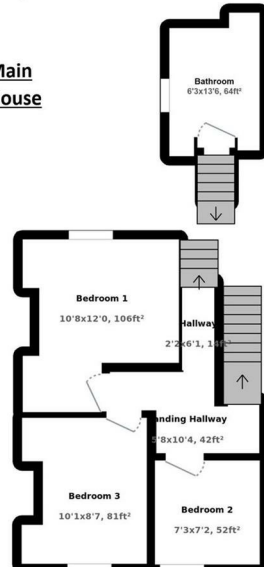


Call Hern & Crabtree to arrange a viewing on 02920 228135

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Main House



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(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.