

Rookwood Street

CARDIFF, CF11 6PH

GUIDE PRICE £225,000

**Hern &
Crabtree**



Rookwood Street

Well presented three-bedroom end-of-terrace home on Rookwood Street. With its inviting layout and generous rear garden, it makes an appealing choice for both first-time buyers and savvy investors alike.

As you step through the entrance porch, you're welcomed into a bright and spacious lounge/dining room—ideal for relaxing or entertaining. The kitchen is well-appointed with good worktop space and storage, while an inner hallway offers a convenient utility-style area with space for storage and access to the family bathroom and rear garden.

Upstairs, you'll find three well-proportioned bedrooms, along with a shower room. Outside, the rear garden offers a surprisingly private, low-maintenance outdoor space—ideal for enjoying the warmer months.

Located just a short walk from Grangetown's array of shops, cafés and parks, as well as excellent transport links to Cardiff City Centre and beyond, this home ticks all the right boxes in terms of lifestyle and convenience. This is a fantastic opportunity to move straight in or let out with ease.



902.00 sq ft

Porch

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Tiled sidings. Wooden laminate flooring. Door leading to:

Lounge

Double glazed window to the front elevation. Coved ceiling. Wooden mantelpiece. Radiator. Wooden laminate flooring. Squared off archway to the dining room.

Dining Room

Double glazed sliding doors leading to kitchen. Coved ceiling. Radiator. Wooden laminate flooring. Squared off archway to the living room. Stairs rise up to the first floor. Understairs storage cupboard.

Kitchen

Double glazed window to the rear elevation. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Space for electric cooker with cooker hood over. Plumbing for washing machine. Space for fridge freezer. Part tiled walls. Tiled flooring.

Inner Hall

UPVC door leading to the rear garden. Tiled flooring. Rear loft access hatch.

Storage

Double glazed obscured window to the side elevation. Tiled flooring.

Bathroom

Double glazed obscured window to the rear elevation. Coved ceiling. W/C and wash hand basin. Bath with mixer taps. Part tiled walls. Tiled flooring. Radiator.

Landing

Stairs rise up from the dining room. Wooden handrail and spindles. Wooden bannister. Coved ceiling. Loft access hatch. Fitted linen cupboard.

Bedroom One

Double glazed window to the front elevation. Coved ceiling. Dado rail. Stripped wooden flooring. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Wooden laminate flooring. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Wooden laminate flooring. Radiator.

Shower Room

Double glazed obscured window to the front elevation. W/C and wash hand basin. Shower quadrant with electric shower. Part tiled walls. Vinyl flooring. Wall mounted fan.

Garden

Enclosed rear garden. Part concrete paving. Side return.

Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating TBC.

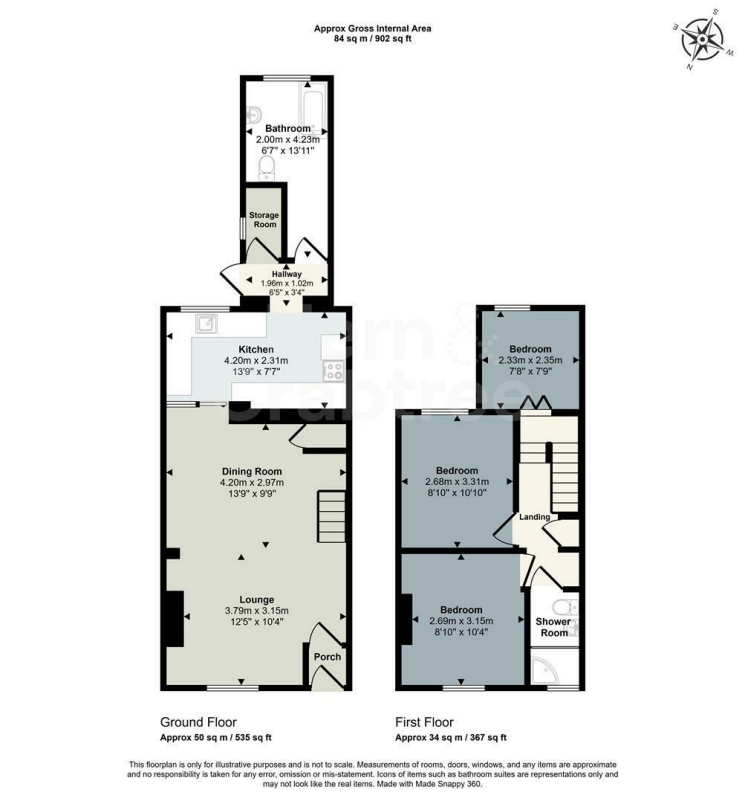
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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