

# Littleton Street

CARDIFF, CF11 6JN

GUIDE PRICE £235,000

Hern &  
Crabtree



# Littleton Street

A delightful two-bedroom mid-terrace home situated on the popular Littleton Street. This property is filled with natural light and thoughtfully styled throughout, it's an ideal choice for first-time buyers or young professionals.

As you step through the front door, you're greeted by a welcoming hallway that sets the tone for the rest of the house—bright and airy. The spacious lounge and dining area is wonderfully open yet well-zoned, offering the perfect space to relax or entertain.

To the rear, the kitchen is modern and well-appointed, featuring sleek cabinetry, ample worktop space, and direct access to a private courtyard garden—a low-maintenance retreat for enjoying your morning coffee or evening glass of wine.

Upstairs, you'll find two double bedrooms, each thoughtfully decorated in a neutral palette. A stylish family bathroom completes the first floor, offering a contemporary suite with clean lines and a calm, spa-like feel.



# 362.00 sq ft

## Entrance Hall

Enter via a double glazed composite door to the front elevation with window over. Wooden laminate flooring. Stairs rise up to the first floor. Understairs storage cupboard.

## Living Room

10'2" max x 9'9" max

Double glazed window to the front elevation. Dado rail. Cast iron feature fireplace. Wooden laminate flooring. Radiator. Squared off archway to the dining room.

## Dining Room

9'9" max x 8'1" max

Double glazed window to the rear elevation. Dado rail. Wooden laminate flooring. Radiator. Squared off archway to the living room.

## Kitchen

9'11" max x 7'9" max

Double glazed window to the side elevation. PVC door to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Fitted shelving. Tiled flooring. Radiator.

## Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Split level landing. Loft access hatch.

## Bedroom One

13'10" max x 10'0" max

Two double glazed windows to the front elevation. Radiator.

## Bedroom Two

9'8 max x

Double glazed window to the rear elevation. Radiator.

## Bathroom

8'10" max x 7'9" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower quadrant with fitted shower and sliding glass door. Bath with mixer tap. Heated towel rail. Fitted shelving. Gas combination boiler. Part tiled walls. Vinyl flooring. Extractor fan.

## Garden

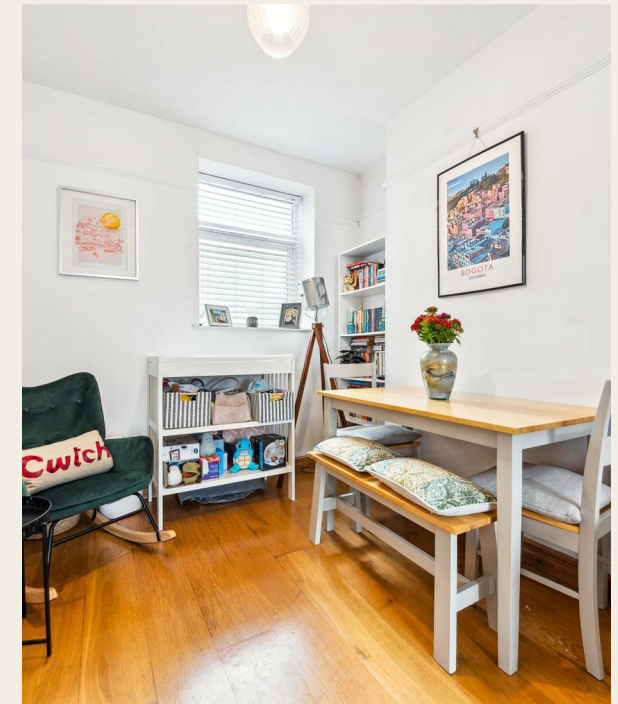
Enclosed rear garden. Paved patio. Side return. Mature shrubs. Flower borders. Timber frame storage shed.

## Additional Information

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

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

