

Tintern Street

| | Cardiff | CF5 1NF

*****SIMPLY SUPERB***** Rarely does such a sizeable and well presented home like this come to market in Canton. This excellent home is within close proximity to Chapter Arts, Thompson and Victoria Parks along with the benefit of Canton's shops, eateries and amenities, This unique end terrace house has been transformed by the current owners and the property briefly comprises: Entrance, Lounge, Sitting Room, Dining Room and Modern Kitchen. The first floor offers Three Bedrooms and a Contemporary Family Bathroom. Spanning Over The Top Floor Is A Generous Master Bedroom With En Suite Wet Room.

TINTERN STREET

Guide Price £320,000



Entrance Hall

Double glazed pvc door to front aspect with stain glass inset and double glazed obscure paned glass over. Into open hallway with staircase rising to the first floor with wooden hand rail. Open access to the lounge.

Lounge area

21'7" max x 11'11" max
A light principle reception room with dual aspect. Double glazed pvc window to the front elevation. Radiator. Understairs storage. Base storage cupboards with sky TV point. Open plan to the dining area. Wood laminate flooring.

Dining area

Open plan and accessed from the lounge area. Double glazed French pvc doors leading out to the rear garden. Radiator. Continuation of wood

laminate flooring. Open plan to the kitchen.

Kitchen/ breakfast room

15'8" max x 6'10"
A contemporary style fitted kitchen with a range of matching wall and base units with work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap. Double glazed pvc windows to rear aspect. Integrated gas hob and oven. Cooker hood over. Tiled splash backs. Space for fridge freezer. Space and plumbing for washing machine. Integrated dish washer. Combination boiler. Ceramic tiled flooring.

Family room

13'1" x 8'2"
A useful second reception room with double glazed window to the front elevation. Radiator. Power points.

Landing

Stairs rising from entrance hall. A split level landing giving access to the second floor (master bedroom). Double glazed window to the front elevation.

Bedroom two

13'3" x 8'3"
A light and spacious double bedroom with double glazed pvc window to the front elevation. Radiator. Power points.

Bedroom three

12'11" x 8'8"
A good size third, double bedroom with double glazed pvc window to the front elevation. Radiator. Power points.

Bedroom four

14' x 6'9"
Double glazed pvc window to the rear elevation with aspect to the garden. Radiator. Power points.

Family Bathroom

A contemporary style family bathroom. Double glazed obscure pvc window to the rear aspect. Bath with central mixer tap. Double shower cubicle with glass screen and rain water shower over. Wash hand basin with base vanity unit and mixer tap. Wall mounted vanity cabinet. Fully tiled. Ceramic tiled flooring.

Second floor

Bedroom one

19'7" max x 16'4" max
A light and spacious principle bedroom with double glazed pvc window to the rear elevation. Double glazed velux windows to the front elevation. Radiator. T.V Point. Spotlights to the ceiling. Built in storage into eaves. Door to En-suite.

Ensuite shower room

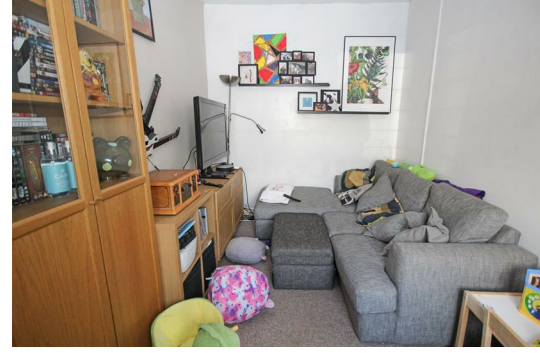
Double glazed obscure window to the rear elevation. Fitted with a three piece suite comprising: plumbed shower. low level WC and wash hand basin with mixer taps. Extractor fan. Vanity unit. Heated towel rail. Fully tiled. Ceramic tiled flooring.

Outside front

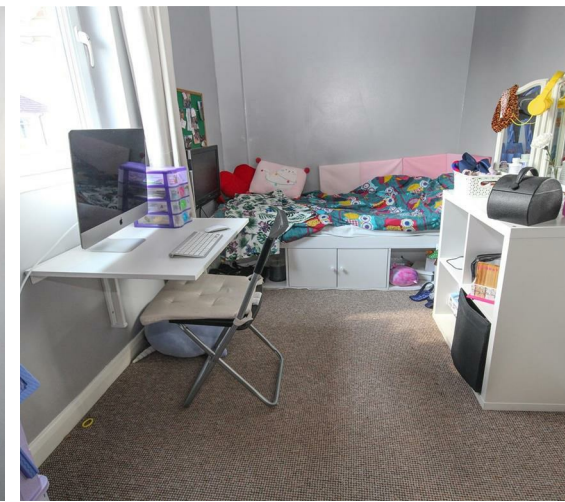
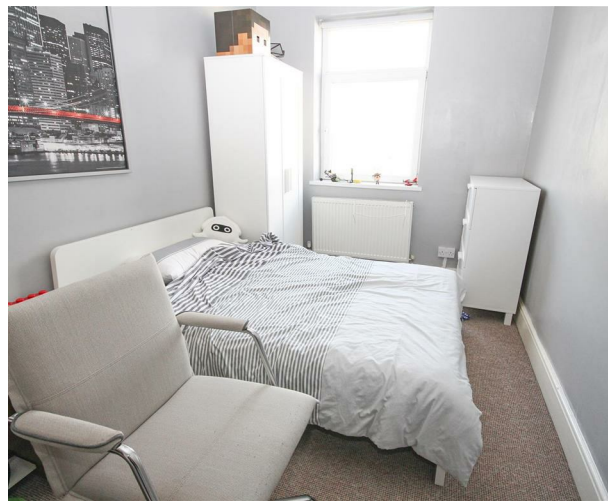
The property fronts on to the pavement.

Outside rear

The rear garden enjoys a sunny aspect and is enclosed with rear lane pedestrian access. The garden is enclosed with timber fencing.



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		82
(69-80) C		
(55-68) D	56	
(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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Hern & Crabtree

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.