

Warwick Street

CARDIFF, CF11 6PW

OFFERS OVER £235,000

**Hern &
Crabtree**



Warwick Street

This two-bedroom mid-terrace home on Warwick Street offers a solid opportunity for buyers looking to put down roots close to the heart of Cardiff. Well-presented and recently updated, the property includes a newly fitted kitchen and a surprisingly spacious rear garden—making it a practical and appealing choice for first-time buyers or anyone looking for a conveniently located home with scope to personalise.

The accommodation begins with a small entrance porch, leading through to a well-proportioned lounge/diner—a light and open space. At the rear, the brand-new kitchen has been thoughtfully refitted with modern units and work surfaces, ready for everyday use.

Upstairs, you'll find two bedrooms and a brand-new bathroom, all neat and functional with good natural light and potential to make your own. The standout feature here is the generous rear garden—a rare find in this part of the city—offering plenty of outdoor space for seating, planting, or future improvements.

Set within walking distance of the city centre and Cardiff University, and with excellent local amenities on the doorstep, this is a great opportunity to secure a home in one of Cardiff's most connected neighbourhoods.



715.00 sq ft

Porch

Wooden glazed door to the front elevation with window over.
Door leading to:

Lounge/Diner

Double glazed sash window to the front elevation. Two radiators.

Kitchen

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

Landing

Stairs rise up from the lounge/diner. Wooden handrail and spindles. Matching bannister. Loft access.

Bedroom One

Two double glazed sash windows to the front elevation. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator. Loft access hatch.

Bathroom

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with electric shower over. Part tiled walls. Vinyl flooring. Heated towel rail. Extractor fan. Fitted linen cupboard with concealed gas combination boiler.

Garden

Enclosed rear garden. Paved patio. Stone chippings. Outside light. Purpose built storage cupboard.

Additional Information

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

Disclaimer

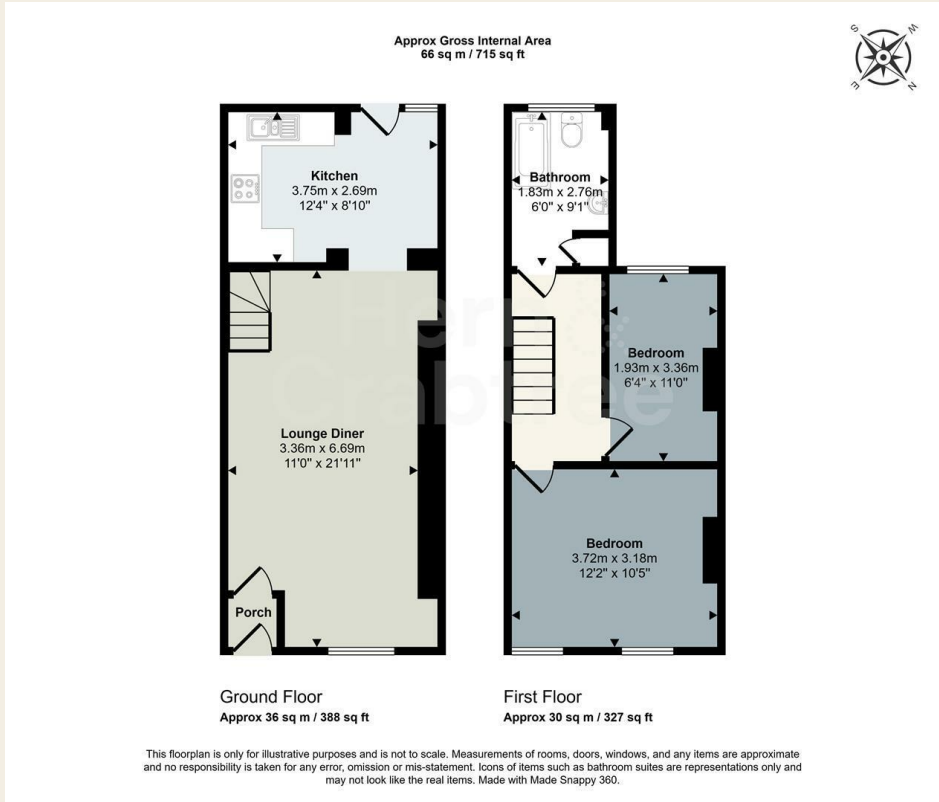
Property details are provided by the seller and not independently verified. Buyers should seek their own legal

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.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 