Dorset Street

GRANGETOWN, CF11 6PS

GUIDE PRICE £240,000

Hern & Crabtree



Dorset Street

A charming two bedroom mid-terraced home.

The accommodation begins with an entrance porch featuring attractive original-style patterned floor tiles, leading into a spacious lounge. To the rear is a separate dining room with an archway leading through to the kitchen with access to the rear courtyard. Beyond the kitchen is a useful utility room, together with a separate ground floor WC.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom with two windows allowing plenty of natural light. The second bedroom offers flexible accommodation. Completing the first floor is a particularly spacious family bathroom, fitted with both a bath and separate shower enclosure.

Externally, the property benefits from an enclosed, low-maintenance rear courtyard, predominantly laid to paving and providing space for outdoor seating and potted plants. A timber storage shed offers additional practical storage.

Conveniently located in Grangetown, the property enjoys easy access to Cardiff City Centre, Cardiff Bay, local shops, amenities and transport links. Offering a wonderful combination of generous accommodation, traditional charm and a convenient location, this property is well worth viewing.











Approx 1025.00 sq ft

Council Tax Band: C

Porch
Entered via a composite front door with decorative double glazed panel and double glazed fanlight above. Patterned tiled flooring. Timber-framed double glazed door leading into the entrance hallway.

Entrance Hallway
Stairs rising to the first floor. Feature original tiled flooring to part of the hallway and then carpeted. Doors leading into the lounge and dining room.

Lounge
uPVC double glazed window to the front aspect with fitted Venetian blinds. Coved ceiling and picture rail. Feature fireplace with decorative surround, inset fire and tiled hearth. Ample space for lounge furniture with an additional seating area to the rear. Wood-effect flooring. Radiator. Door leading into the entrance hallway.

Dining Room
Double glazed window to the side aspect with fitted Venetian blinds. Picture rail. Space for a dining table and chairs. Wood-effect flooring. Radiator. Door leading into the entrance hallway and archway providing access to the kitchen.

Kitchen
Double glazed window to the side aspect with fitted blind and uPVC double glazed door providing access to the rear courtyard. Fitted with a range of light wood-effect wall and base units with brushed metal handles, contrasting work surfaces and white tiled splashbacks. Stainless steel one-and-a-half bowl sink and drainer with mixer tap. Freestanding stainless steel range-style cooker with gas hob and extractor hood above. Tiled flooring. Door leading into the utility room.

Utility Room
Obscure double glazed window to the rear aspect. Fitted work surface with black and white tiled splashback, open wall shelving and space for a washing machine. Quarry-style tiled flooring. Access to the ground floor WC.

Cloakroom
Obscure double glazed window. Panelled ceiling. Low-level WC with tiled splashback. Quarry-style tiled flooring.

Landing
Stairs rising from the entrance hallway. Doors providing access to both bedrooms and the family bathroom.

Bedroom One
Two uPVC double glazed windows to the front aspect with fitted Venetian blinds. Built-in storage cupboards providing useful storage space. Wood-effect flooring. Radiator. Door leading onto the first floor landing.

Bedroom Two
uPVC double glazed window overlooking the rear aspect. Coved ceiling. Recessed alcove providing space for bedroom furniture. Fitted carpet. Radiator. Door leading onto the first floor landing.

Bathroom
uPVC double glazed window to the rear aspect with fitted Venetian blind. White panelled ceiling. Fitted with a four-piece suite comprising a panelled bath with dark tiled surround, separate curved shower enclosure with glazed doors and chrome shower fittings, pedestal wash hand basin and low-level WC. Partially tiled walls with contrasting black and white tiling. Built-in storage cupboard with timber doors. Dark tiled flooring. Chrome heated towel rail. Door leading onto the first floor landing.

Rear Courtyard
Enclosed rear courtyard predominantly laid to paving with raised boundary walls and space for outdoor furniture and potted plants. Timber storage shed providing additional storage. Paved pathway alongside the rear extension. Access into the kitchen via a uPVC double glazed door.

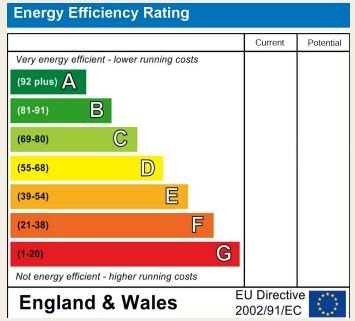
Additional Information
Freehold. Council Tax Band C (Cardiff). EPC rating TBC.

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