

Smeaton Street

RIVERSIDE, CF11 6EF

GUIDE PRICE £292,500

Hern &
Crabtree



Smeaton Street

A handsome bay fronted three bedroom home, beautifully presented & modernised throughout.

The entrance hallway retains a charming ceiling arch detail, setting the tone for the interiors beyond. The ground floor unfolds into an elegant open plan living and dining room, where a bay window draws natural light across the space and a ceiling rose adds subtle period character. To the rear, a Scandinavian inspired kitchen offers a calm, contemporary setting, with French doors opening directly onto the garden.

Outside, the rear garden has been designed for relaxed outdoor living, with a paved patio and raised flower borders creating a welcoming and manageable space.

The first floor hosts three well sized bedrooms, each finished with stripped wooden flooring, alongside a modern family bathroom presented in a clean, contemporary style.

Smeaton Street sits within the sought after Riverside area of Cardiff, close to local shops, parks and well regarded schools, with excellent transport links providing easy access to the city centre. This is a beautifully presented home that combines character, comfort and convenience in equal measure.



1037.00 sq ft

Front

Front forecourt garden. Low riser brick wall with wrought iron railings and gate.

Porch

Enter via a double glazed composite door to the front elevation with window over.

Hallway

Coved ceiling. Ceiling arch detail. Wooden flooring. Radiator. Stairs rise up to the first floor. Understairs storage alcove.

Living Room

Double glazed bay window to the front elevation. Coved ceiling. Ceiling rose. Fitted storage and shelving into alcoves. Wooden flooring. Radiator. Squared off archway to the dining room.

Dining Room

Double glazed window to the rear elevation. Fitted storage and shelving into alcoves. Wooden flooring. Radiator. Squared off archway to the living room.

Kitchen

Double glazed window to the side elevation. Double glazed French doors to the rear garden with full length windows either side. Base units with worktops over. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Integrated dishwasher. Integrated fridge freezer. Plumbing for washing machine. Space for further base appliance. Fitted shelving. Concealed gas combination boiler. Wooden flooring. Radiator.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Loft access hatch. Stripped wooden flooring.

Bedroom One

Two double glazed windows to the front elevation. Stripped wooden flooring. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Stripped wooden flooring. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. L-shaped bath with fitted shower over and glass splashback screen. Part tiled walls. Vinyl flooring. Light up mirror. Heated towel rail. Extractor fan. Rear loft access hatch.

Garden

Enclosed rear garden. Paved patio. Stone chippings. Raised flower borders. Mature shrubs and trees. Side return. Cold water tap.

Additional Information

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

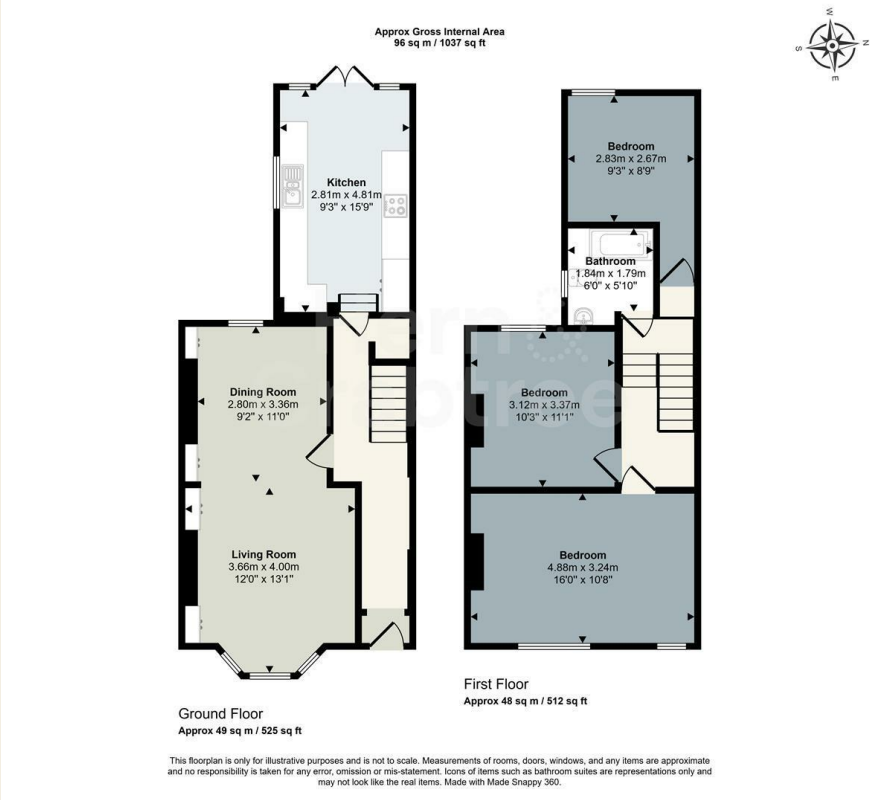
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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

