

# Hereford Street

CARDIFF, CF11 6TA

GUIDE PRICE £230,000

**Hern &  
Crabtree**



# Hereford Street

Situated in the heart of Grangetown, this spacious three-bedroom mid-terrace property offers an excellent opportunity for first-time buyers, families, and investors alike. Benefiting from approximately over 776 sq.ft of accommodation and offered with no onward chain.

The ground floor comprises an entrance hallway, a comfortable lounge to the front, a separate reception/dining room, and a fitted galley-style kitchen leading through to an inner lobby and ground floor bathroom. The layout offers versatile living accommodation with clearly defined reception spaces.

To the first floor are three bedrooms, including a generous master bedroom, a well-proportioned second bedroom, and a third bedroom which would be ideal as a nursery, home office, or dressing room.

Externally, the property benefits from an enclosed rear garden providing outdoor space with potential for landscaping and improvement. To the front, the property enjoys an open aspect overlooking a green space, creating a pleasant outlook and sense of openness rarely found in similar terraced homes.

Conveniently located within easy reach of Cardiff City Centre, Cardiff Bay, local schools, shops, and excellent transport links, this property offers fantastic potential in a sought-after residential area.



# 776.00 sq ft

## Lounge/Living Room

9'8" x 10'11"

A comfortable reception room situated to the front of the property, enjoying a pleasant outlook and plenty of natural light from the front-facing window.

## Reception Room

7'3 x 10'2

A versatile second reception room offering flexible accommodation, ideal as a dining room, sitting room or home office.

## Kitchen

6'8 x 9'5

Fitted with a range of wall and base units with work surfaces, incorporating an oven and hob, with access through to the rear lobby and bathroom.

## Dining Room

5'7 x 6'6

A useful reception space positioned between the kitchen and bathroom, suitable as a dining area or breakfast room.

## Bathroom

5'5 x 6'5

A ground floor bathroom comprising a bath, wash hand basin and WC, with a window providing natural light and ventilation.

## Rear Garden

An enclosed rear garden with patio and planted areas, offering scope for improvement and creating an enjoyable outdoor space.

## Bedroom One

11'7 x 10'7

A spacious double bedroom positioned to the front of the property, benefitting from fitted wardrobes and ample floor space.

## Bedroom Two

8'1 x 10'8

A well-proportioned double bedroom overlooking the rear of the property.

## Bedroom Three

6'8 x 8'10

A single bedroom, ideal as a child's room, study or dressing room.

## Additional Information

Council Tax Band (Cardiff) - C

EPC - E (Due for renewal, new rating TBC)

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts.

Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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

