Rutland Street

CARDIFF, CF11 6TD

GUIDE PRICE £250,000

Hern & Crabtree

Rutland Street

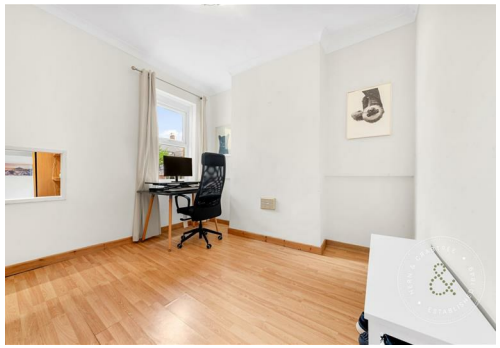
An attractive three-bedroom mid-terrace home, ideally situated in the heart of Grangetown.

The ground floor features a welcoming living room to the front with a large window allowing plenty of natural light, leading through to a separate dining room. To the rear, the modern fitted kitchen offers an excellent range of storage and worktop space, while the beautifully refitted bathroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, including an impressive principal bedroom spanning the full width of the property. The additional bedrooms offer excellent flexibility, whether required for children, guests or those working from home.

Outside, the enclosed rear garden has been designed for ease of maintenance, with a generous gravelled seating area providing the perfect space for outdoor dining and relaxing during the warmer months.

Ideally located within easy reach of Cardiff city centre, Rutland Street is also just a short walk from the popular cafés, restaurants, independent shops and parks of Canton and Pontcanna. With excellent transport links and a wide range of amenities close by, it's a location that continues to be popular with buyers.



Approx 912.00 sq ft

Council Tax Band: C

Entrance Hall
Entered via a uPVC front door, the welcoming entrance hall provides access to the ground floor accommodation, with stairs rising to the first floor and laminate flooring continuing through to the dining room.

Living Room
Positioned to the front of the property, the living room is a bright and comfortable reception space centred around a feature fireplace. A large front-facing window fills the room with natural light, while the generous proportions provide ample space for a range of lounge furniture.

Dining Room
A spacious second reception room positioned at the heart of the home, offering excellent flexibility as a formal dining area or everyday family space. Open to the staircase and flowing through to the kitchen, this room creates an ideal layout for modern living and entertaining.

Kitchen
Fitted with a range of matching wall and base units complemented by wood-effect work surfaces and tiled splashbacks. The kitchen incorporates a stainless steel sink with drainer, integrated extractor hood, space for a freestanding cooker and further appliance space. A side window and glazed rear door provide plenty of natural light and direct access to the garden.

Bathroom
Located on the ground floor, the bathroom has been fitted with a modern white suite comprising a panelled bath with shower over and glass screen, wash hand basin set within a vanity unit and WC. Finished with contemporary tiling and a chrome heated towel rail.

Landing
Providing access to all three bedrooms.

Bedroom One
A particularly generous principal bedroom extending across the full width of the property. Two front-facing windows create a bright and airy feel.

Bedroom Two
A well-proportioned double bedroom overlooking the rear garden, offering plenty of space for a double bed and additional bedroom furniture.

Bedroom Three
A comfortable third bedroom overlooking the rear, ideal as a child's bedroom, home office or guest room.

Garden
The enclosed rear garden has been designed with ease of maintenance in mind, featuring a generous gravelled seating area with space for outdoor furniture and potted planting. Fully enclosed providing a private space for relaxing or entertaining.

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

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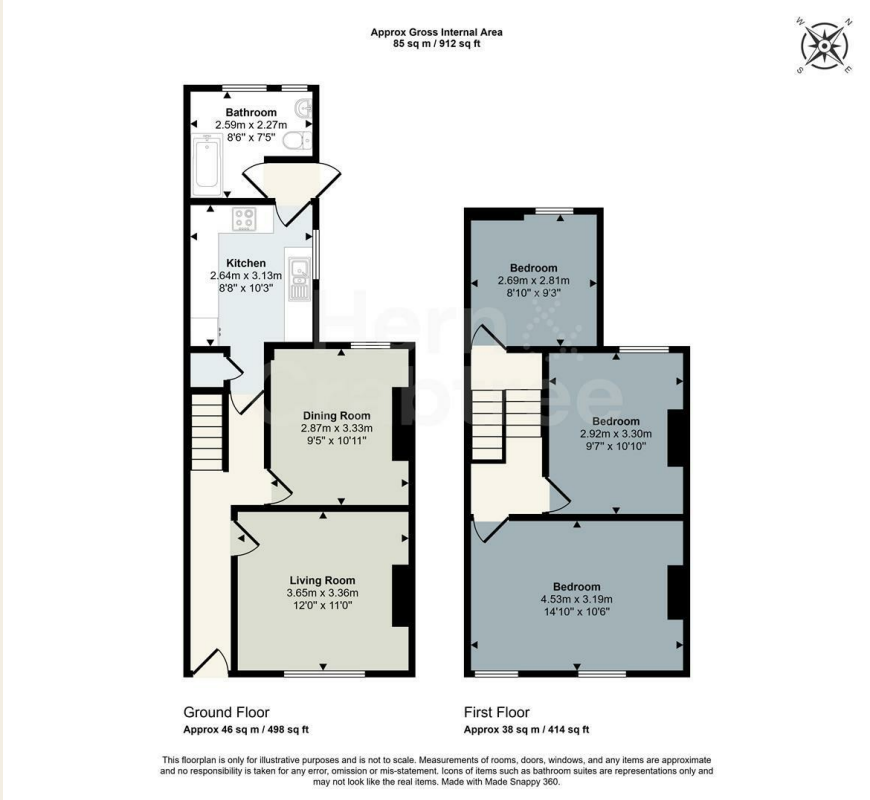

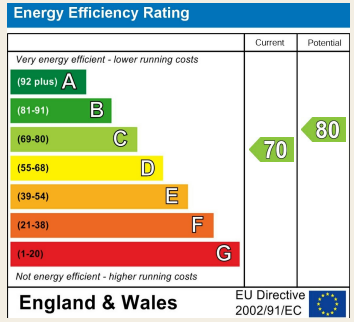

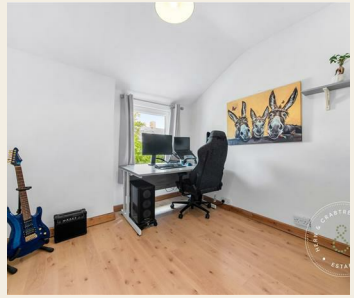

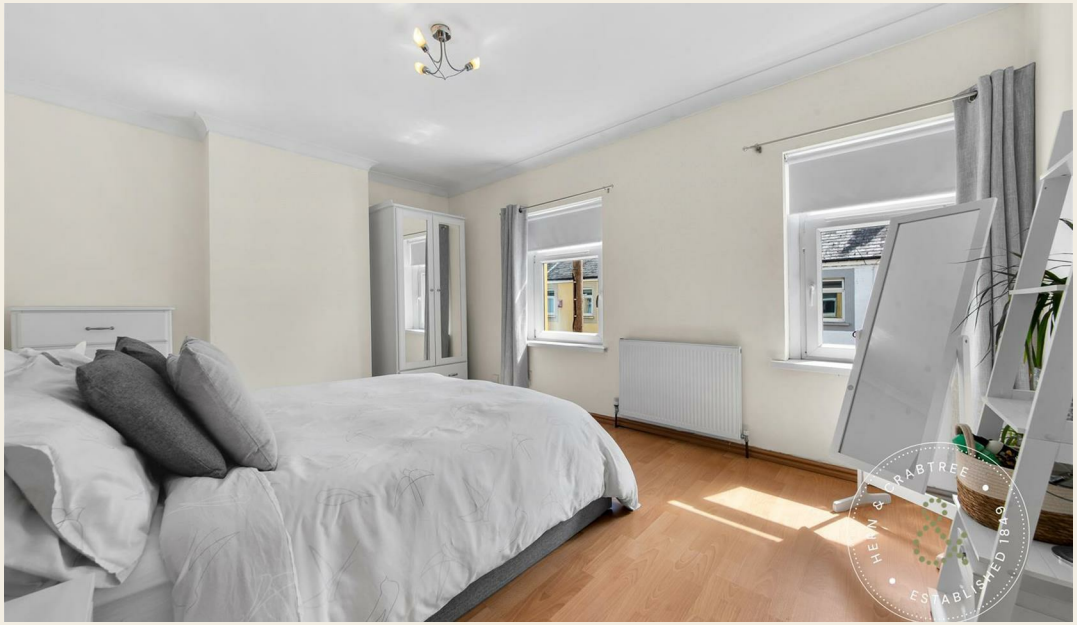

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