

Amherst Street

GRANGETOWN, CARDIFF, CF11 7DR

GUIDE PRICE £240,000

**Hern &
Crabtree**



Amherst Street

A traditional end of terrace family home situated in the highly sought after Grangetown area of Cardiff, offered for sale with no onward chain.

The property is ideally situated with easy access to the City Centre of Cardiff, Cardiff Bay and the M4, making this a great location for commuters and for those who would love to be part of a vibrant community.

The accommodation in brief comprises: reception hall, lounge, dining room, kitchen/ breakfast room, lobby area and bathroom & upstairs are three good size bedrooms.

The property further benefits from a low maintenance garden, double glazing throughout and gas central heating.

To arrange your viewing, please contact a member of the sales team!



Reception hall

The property is entered through UPVC double glazed panelled front door to the hall. Wood effect laminate flooring. Radiator. Spotlights to the ceiling. Staircase rising to the first floor with understairs recess.

Lounge

Double glazed window to the front elevation. Feature open fireplace. Fitted storage cupboards to alcoves. Radiator. Wood effect laminate flooring.

Dining room

UPVC double glazed window to the rear elevation with aspect to the garden. Wood effect laminate flooring. Radiator. Wired for wall lights.

Kitchen/ breakfast room

A range of matching wall and base units with cupboards and drawers offering storage facilities with white doors and complementary work surfaces over. Built in electric oven with four ring gas hob. Chimney style extractor fan over. Stainless steel sink drainer unit. Plumbing for washing machine. Space for fridge freezer. Space for small table and chairs. Tiled flooring. Walls are part tiled. Radiator. Double glazed window to the side elevation. Access to:

Lobby

Tiled flooring. Double glazed door to the side elevation giving access to the garden. Door to:

Bathroom

A three piece suite comprising: p shaped bath with shower over and screen, pedestal wash hand basin and close coupled WC. Tiled flooring. Walls are tiled. Two double glazed windows to the rear and side elevations. Heated towel radiator.

Landing

A split level landing. Radiator. Access to the loft space.

Bedroom one

A light, double bedroom. Two double glazed windows to the front elevation. Radiator.

Bedroom two

Double glazed window to the rear elevation. Panelled radiator.

Bedroom three

A good size third bedroom. Double glazed window to the side elevation. Radiator.

Rear garden

An enclosed rear garden. Laid to gravel with paved area. The garden is enclosed with timber fencing.

Additional information

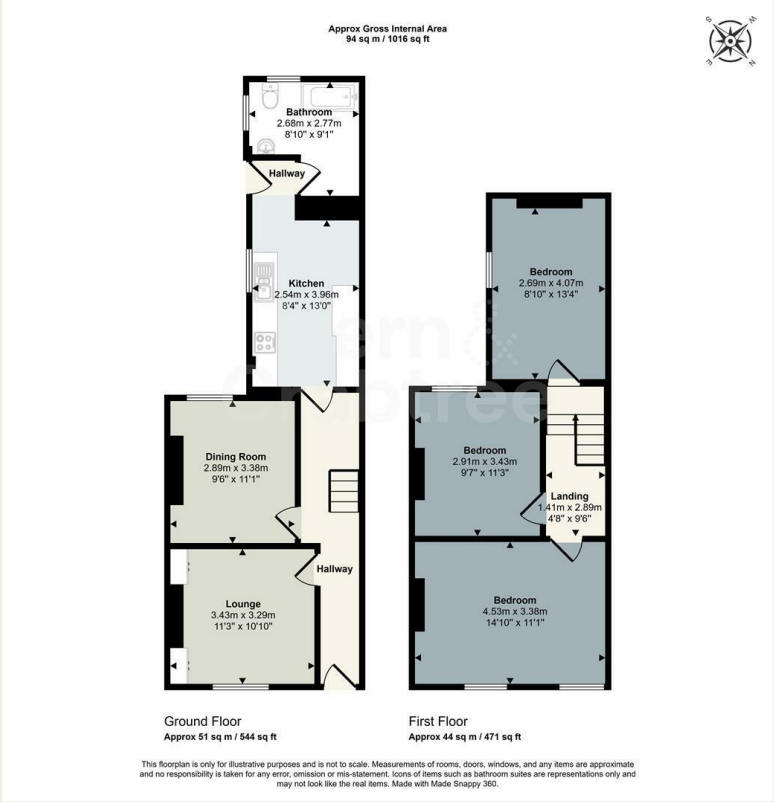
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Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

