

# Arthur Street

ADAMSDOWN, CARDIFF, CF24 1QR

**GUIDE PRICE £145,000**

**Hern &  
Crabtree**





# Arthur Street

A Charming Ground Floor Apartment, with garden - close to the city centre of Cardiff!

Thoughtfully designed and beautifully presented, it's the perfect choice for first-time buyers or investors looking to enjoy the best of modern urban living — with the added bonus of a private garden, a rare find for an apartment in this area.

The property welcomes you into a well-appointed reception room — the true heart of the home. With generous proportions and an inviting atmosphere, it's an ideal space to unwind after a busy day or to host friends and family in comfort.

The bedroom has been designed with calm and relaxation in mind, creating a peaceful retreat that promises restful nights. To the rear, the bathroom completes the layout, offering practicality and privacy in equal measure.

Stepping outside, the private garden provides a wonderful extension of the living space — perfect for morning coffee, al fresco dining, or simply enjoying a quiet moment in the open air. It's a charming and unexpected feature that sets this property apart from many others in the area.

Arthur Street is a short walk to parks, independent cafés, convenient local shops and easy access to Cardiff Central station, this location strikes the perfect balance between urban energy and everyday convenience.



**458.00 sq ft**

#### Hall

Enter from the communal hallway. Wooden laminate flooring.

#### Bedroom

Double glazed window to the front elevation. Fitted overbed storage. Radiator.

#### Lounge

Double glazed door to the rear garden with window. Dado rail. Stone hearth and wooden mantelpiece. Fitted storage. Wooden laminate flooring. Radiator.

#### Kitchen

Double glazed window to the side elevation. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Plumbing for washing machine. Space for further appliance. Worcester gas combination boiler. Fitted storage. Tiled flooring.

#### Inner Hall

Double glazed door leading to the rear garden. Tiled flooring.

#### Bathroom

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Shower quadrant with electric shower over. Part tiled walls. Tiled flooring. Radiator. Extractor fan.

#### Garden

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

#### Tenure

Share of the freehold. 999 years from 1991 with 965 years remaining. Peppercorn ground rent. Shared communal maintenance costs.

#### Additional Information

Council Tax Band B (Cardiff). EPC rating D.

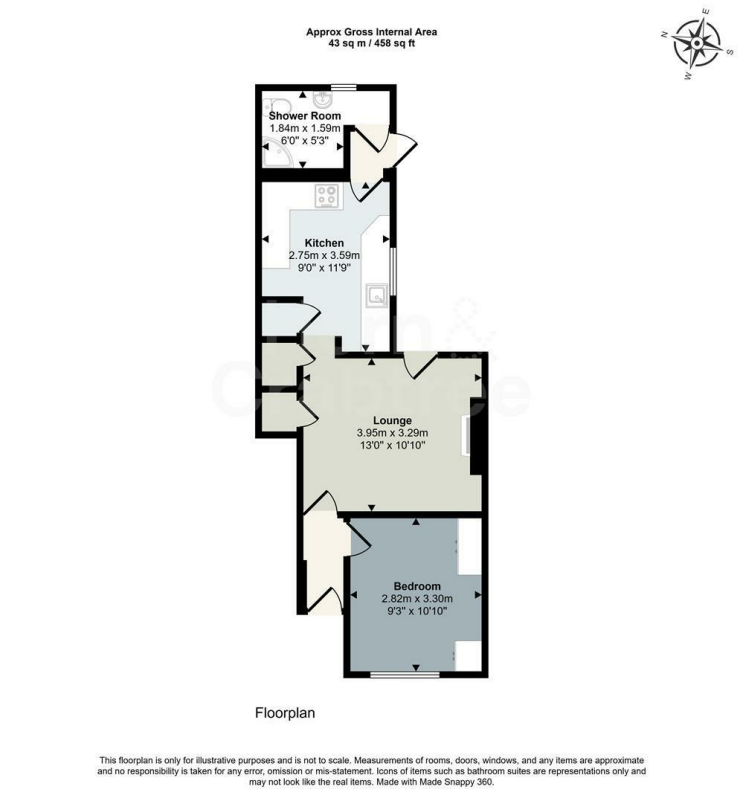
#### Disclaimer

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.





# 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		
	65	77
England & Wales		EU Directive 2002/91/EC



**Hern & Crabtree**

02920 228135    pontcanna@hern-crabtree.co.uk    hern-crabtree.co.uk    87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.