

Kingarth Street

CARDIFF, CF24 2AH

GUIDE PRICE £175,000

**Hern &
Crabtree**



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A beautifully presented two-bedroom mid-terrace home on Kingarth Street. Step inside the welcoming hallway, you're met with a warm and homely feel that continues throughout the house. The lounge to the front offers a cosy yet airy living space.

To the rear, the open-plan kitchen and dining area has been cleverly designed to make the most of the space – ideal for modern day living. There's plenty of room for entertaining, with doors leading out to a low-maintenance, enclosed courtyard garden – a perfect spot for morning coffee.

Completing the ground floor is a light a family bathroom, accessed via a separate inner hallway. Upstairs, the property offers two generous double bedrooms, each flooded with natural light.

This is a superb opportunity for first-time buyers, downsizers, or investors alike, all set within a vibrant and well-connected part of Cardiff.



552.00 sq ft

Hallway

Enter via a double glazed composite door to the front elevation with window over. Radiator. Doors leading to:

Lounge

Double glazed window to the front elevation. Radiator. Fitted storage units into alcoves.

Kitchen/Diner

Double glazed window to the rear elevation. Wall and base with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Space for cooker. Space for fridge freezer. Wooden laminate flooring. Radiator. Stairs rise up to the first floor.

Inner Hall

Double glazed PVC door to the rear garden. Wooden laminate flooring.

Bathroom

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

Landing

Stairs rise up from the kitchen/diner. Wooden handrail. Loft access hatch.

Bedroom One

Double glazed window to the front elevation. Fitted storage cupboards into alcoves. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Fitted storage cupboard with concealed gas combination boiler. Radiator.

Garden

Enclosed courtyard. Concrete paved.

Additional Information

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

Disclaimer

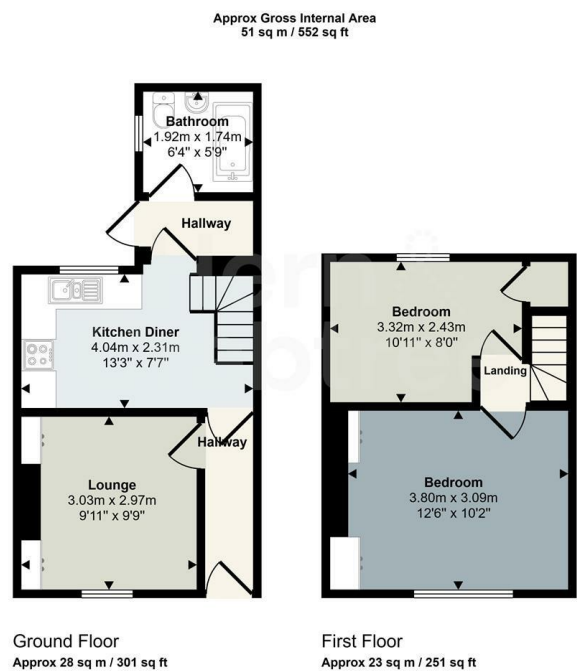
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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