

Trevethick Street

CARDIFF, CF11 6EB

GUIDE PRICE £275,000

**Hern &
Crabtree**



Trevethick Street

A charming three-bedroom mid-terrace home on Trevethick Street.

The accommodation opens into a welcoming entrance area which flows seamlessly into a bright, open-plan living and dining space – ideal for both relaxing evenings and entertaining guests. To the rear, a well-appointed kitchen offers direct access to the low-maintenance rear garden, perfect for outdoor dining or a morning coffee in the sun. The ground floor is completed by a four-piece family bathroom.

Upstairs, you'll find three well-sized bedrooms, each offering good natural light and flexibility for families or those working from home. A further staircase from the landing leads to a loft room, providing additional space.

Known for its strong sense of community, characterful period homes and the much-loved Riverside Farmers' Market. Just a short stroll from Cardiff Central Station, the Principality Stadium, and the scenic walks along the River Taff and Bute Park, Riverside offers unbeatable access to the city's cultural, business and green spaces.



1189.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Entrance

Enter via a glazed wooden door to the front elevation.

Living Room

Double glazed bay window to the front elevation. Fitted storage and shelving into alcoves. Radiator. Squared off archway to the dining room.

Dining Room

Double glazed window to the rear elevation. Fitted storage and shelving into alcoves. Stairs rise up to the first floor. Understairs storage alcove. Radiator. Squared off archway to the living room.

Kitchen

Double glazed window to the side elevation. Wooden glazed door to the rear elevation. Wall and base units with worktops over. One and half bowl composite sink and drainer with mixer tap. Space for Range style gas cooker with stainless steel splashback and cooker hood over. Integrated fridge freezer. Plumbing for washing machine. Space for dishwasher. Gas combination boiler. Breakfast bar. Tiled flooring. Extractor fan.

Bathroom

Double glazed obscured window to the rear elevation. W/C and wash hand basin. Bath with central mixer taps. Walk-in shower with glass block splashback. Part tiled walls. Tiled flooring. Extractor fan. Heated towel rail.

Landing

Stairs rise up from the dining room. Wooden handrail. Wooden bannister. Split level landing. Stairs rise up to the loft.

Bedroom One

Two double glazed windows to the front elevation. Wooden laminate flooring. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Wooden laminate flooring. Radiator. Fitted shelving into alcoves.

Bedroom Three

Double glazed window to the rear elevation. Wooden laminate flooring. Radiator. Rear loft access hatch.

Loft

Stairs rise up from the first floor landing. Dog-leg staircase. Double glazed skylight windows. Wooden laminate flooring. Fitted storage into eaves. Exposed brickwork.

Garden

Enclosed rear garden. Paved patio. Stone chippings. Raised flower borders. Outside light. Cold water tap.

Additional Information

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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