

Railway Street

CARDIFF, CF24 2DF

GUIDE PRICE £300,000

**Hern &
Crabtree**



Railway Street

A beautifully presented three-bedroom mid-terrace home in a sought-after location, offering the perfect blend of character, space and modern living.

This superb family home welcomes you with its classic bay-fronted façade and a genuine sense of warmth the moment you step inside. Thoughtfully extended and finished to an excellent standard throughout, this property is the ideal setting for both relaxed family life and stylish entertaining.

To the front, a bright and inviting reception room provides a cosy retreat, while a second reception room offers flexibility as a home office, playroom, or snug. The heart of the home lies to the rear—a stunning open-plan kitchen and dining area. With plenty of worktop space and large French doors opening onto the garden, it's a space designed to be lived in and loved.

Upstairs, you'll find three well-proportioned bedrooms, all immaculately presented and filled with natural light. A sleek and modern family bathroom completes the first floor, providing comfort and style in equal measure.

The rear garden is a low-maintenance haven, ideal for summer evenings or a morning coffee, with a private and secure feel that makes it perfect for children or pets.



1335.00 sq ft

Front

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

Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Ceiling arch detail. Stripped wooden flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

Lounge

13'7" max x 12'4" max

Double glazed bay window to the front elevation with fitted plantation shutters. Coved ceiling. Picture rail. Ceiling rose. Chimney breast inset with tiled hearth, tiled surround and space for electric fire. Fitted shelving. Stripped wooden flooring. Radiator.

Sitting Room

12'8" max x 9'3" max

Wooden glazed door leading to the rear porch. Coved ceiling. Cast iron feature fireplace. Fitted storage units into alcoves. Radiator.

Rear Porch

6'0" max x 5'0" max

Double glazed PVC door to the rear garden with windows to the side. PVC roof. Wash hand basin. Tiled flooring.

Kitchen/Dining Room

36'11" max x 8'7" expanding to 9'9" max

Open plan kitchen and dining room. Double glazed windows to the side elevation. Double glazed skylight windows. Double glazed bi-folding doors leading to the rear garden. Wooden flooring. Radiator. Understairs storage cupboard.

Kitchen 5.18m max x 2.97m max (17'0" max x 9'9" max)

Wall and base units with worktops over. Stainless steel one bowl sink drainer with mixer tap. Space for Range style cooker with tiled splashback. Space for full length dishwasher. Plumbing for washing machine. Space for fridge freezer.

Dining Room 6.07m max x 2.62m max (19'10" max x 8'7" max)

Landing

Stairs rising up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Fitted linen cupboard. Loft access hatch. Radiator.

Bedroom One

16'6" max x 10'11" max

Double glazed window to the front elevation with fitted plantation shutters. Stripped wooden flooring. Radiator. Fitted storage cupboard.

Bedroom Two

12'10" max x 10'4" max

Double glazed window to the rear elevation with fitted plantation shutters. Stripped wooden flooring. Radiator.

Bedroom Three

9'6" max x 7'0" max

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

Bathroom

8'1" max x 6'2" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Tiled walls. Tiled flooring. Heated towel rail.

Garden

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