

# Rudry Street

CARDIFF, CF11 6NW

**OFFERS OVER £200,000**

**Hern &  
Crabtree**



# Rudry Street

A bright, two-bedroom end of terrace property with a welcoming feel that makes it easy to imagine life here.

Step straight into the open-plan living and dining room, where natural light pours through from front to back, creating a warm and inviting space to relax or entertain. The layout flows seamlessly into the kitchen, well-appointed with access to the rear garden - a private, low-maintenance outdoor space perfect for morning coffee or summer evenings.

Upstairs, two generously sized bedrooms provide comfortable and peaceful retreats, with ample room for storage and flexibility to suit your lifestyle.

Situated in popular Grangetown location, Rudry Street places you within easy reach of Cardiff City Centre, local parks, independent cafés and excellent transport links. It's a home that balances comfort and convenience beautifully. Offered to the market with no chain.



# 733.00 sq ft

## Entrance

Enter via an obscure double glazed door to the front elevation with window over.

## Living/Dining Room

Double glazed window to the front elevation. Double glazed window to the rear elevation. Two radiators. Stairs rise up to the first floor. Understairs storage cupboard.

## Kitchen

Double glazed window to the side elevation. Obscure glazed door leading to the rear garden. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one and half bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for further appliance. Tiled flooring.

## Bathroom

Obscure glazed window to the side elevation. W/C and wash hand basin. Bath with shower over. Part tiled walls. Tiled flooring. Radiator. Extractor. Loft access hatch.

## Landing

Stairs rise up from the living/dining room. Wooden bannister. Double glazed window to the rear elevation. Radiator. Loft access hatch.

## Bedroom One

Two double glazed windows to the front elevation. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Radiator.

## Garden

Enclosed rear garden. Paved patio. Cold water tap. Outside light.

## Additional Information

Freehold. Council Tax Band C (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)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

