

# Orbit Street

CARDIFF, CF24 0JX

GUIDE PRICE £210,000

Hern &  
Crabtree



# Orbit Street

NO CHAIN! A beautifully presented and naturally bright two-bedroom mid-terrace home.

Through the entrance hall, which grants both privacy and warmth, you are greeted by a generous lounge and dining area providing an inviting space with room to relax, entertain, and enjoy everyday living. High ceilings and windows to both the front and rear add light and a sense of space. To the rear, the kitchen is fitted with a range of integrated appliances and plenty of storage space. The bathroom is positioned beyond with a tiled finish and a shower over the bath.

Upstairs the two large and well proportioned bedrooms enjoy pleasant natural light all day and feature charming period fireplaces.

Outside, there is a sheltered, sunny and low maintenance garden with a paved seating area perfect for BBQs and eating out, and an outdoor shelter providing a great storage space for bikes and outdoor gear.

The property is ideally situated for city living, ten minutes walk from Cardiff centre and within easy reach of Roath Park, Waterloo Gardens and Wellfield Road. For commuters there are excellent public transport links, with Cardiff Queen Street and Cardiff Central train stations, plus numerous bus stops also closeby. With its convenient central location, on a quiet and friendly street, this would be a perfect home for first-time buyers, investors seeking strong rental returns or those looking to downsize.



# 797.00 sq ft

## Entrance Hall

Enter via a double glazed composite door to the front elevation with window over. Wooden laminate flooring. Radiator. Door leading to:

## Living/Dining Room

Open plan living and dining room. Double glazed window to the front elevation. Double glazed window to the rear elevation. Fitted storage into alcoves. Radiator. Electric fire. Fitted shelving into alcove. Wooden laminate flooring. Stairs rising up to the first floor. Understairs storage cupboard.

## 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. Integrated fridge freezer. Plumbing for washing machine. Space for dishwasher. Tiled flooring. Heated towel rail.

## Inner Hall

Double glazed obscure door to the rear garden. Fitted storage with concealed gas combination boiler. Tiled flooring.

## Bathroom

Double glazed obscure window to the rear elevation. W/C. Wash hand basin and vanity unit. Bath with electric shower over and glass splashback screen. Tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Shaver point.

## Landing

Stairs rise up from the dining room. Wooden handrail and spindles. Loft access hatch.

## Bedroom One

Double glazed window to the front elevation. Cast iron feature fire with wooden mantle. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Cast iron feature fire with wooden mantle. Radiator.

## Garden

Enclosed rear garden. Paved patio. Mature shrubs and trees. Outside light. Cold water tap. Timber frame and PVC lean to.

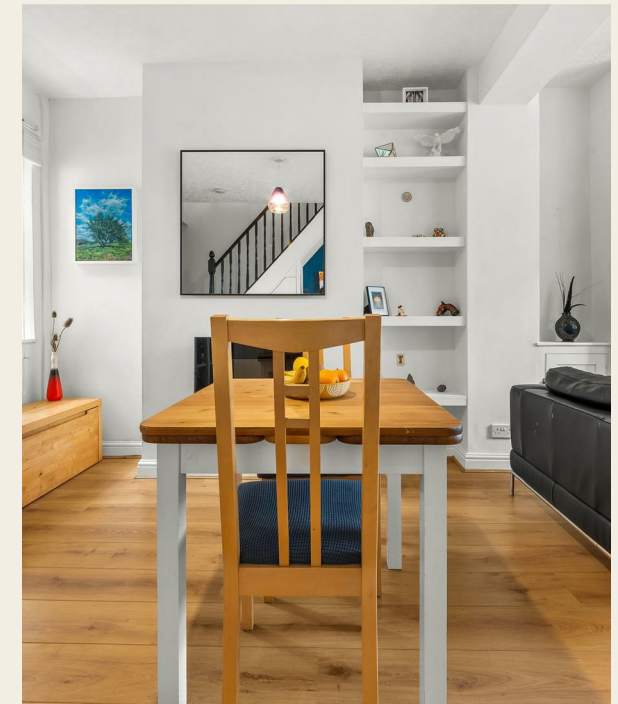
## Additional Information

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

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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		
		<b>74</b>
	<b>57</b>	
England & Wales		EU Directive 2002/91/EC

