

Denbigh Street

CARDIFF, CF11 9JQ

GUIDE PRICE £415,000

Hern &
Crabtree



Denbigh Street

A beautifully renovated two-bedroom mid-terrace on Denbigh Street.

Thoughtfully updated throughout, this home feels both elegant and welcoming from the moment you arrive. Perfectly positioned just metres from Llandaff Fields, and within easy reach of Pontcanna's vibrant cafés, restaurants, and boutique shops, as well as the open green spaces of Pontcanna Fields and Sophia Gardens.

A smart forecourt garden and storm porch set the tone, leading into a warm and inviting hallway. To the front sits a comfortable living room — ideal for relaxing evenings — while a second sitting room offers flexibility as a reading snug or home office. Stairs rise gracefully to the first floor, while to the rear you'll find the true heart of the home: a light-filled kitchen and dining area.

The newly fitted, modern kitchen features sleek cabinetry and luxurious marble worktops, offering both style and practicality for the keen cook. French doors open out to a private rear garden, complete with a lawn and decked seating area — an inviting spot for morning coffee or entertaining on summer evenings.

Upstairs, two double bedrooms provide peaceful retreats, while the family bathroom impresses with a four-piece suite, including a beautiful freestanding bath — a luxurious touch in a home finished with clear attention to detail.



840.00 sq ft

Front Garden

Front forecourt garden. Low rise brick wall. Storm porch.

Hallway

Enter via a double glazed composite door to the front elevation with window over. Fitted doormat. Wooden flooring.

Living Room

Double glazed window to the front elevation. Chimney breast with inset. Wooden flooring. Vertical column radiator.

Sitting Room

Double glazed window to the rear elevation. Chimney breast with inset. Fitted cupboard into alcove. Wooden flooring. Vertical column radiator. Stairs rising up to the first floor.

Kitchen/Diner

Double glazed window to the side elevation. Double glazed French doors to the rear garden. Double glazed skylight windows. Wall and base units with marble worktops over. Integrated five ring electric hob with cooker hood over. One bowl stainless steel inset sink with mixer tap. Integrated double oven and grill. Integrated dishwasher. Plumbing for washing machine. Space for fridge freezer. Tiled flooring. Vertical column radiator.

Landing

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

Bedroom One

Double glazed window to the rear elevation. Radiator.

Bedroom Two

Double glazed window to the front elevation. Radiator.

Bathroom

Double glazed obscure window to the front elevation. W/C and wash hand basin. Vanity unit. Freestanding bath with central mixer taps. Corner shower quadrant with fitted shower over and glass sliding doors. Part tiled walls. Luxury vinyl tile flooring. Heated towel rail. Extractor fan.

Garden

Enclosed rear garden. Paved patio. Grass lawn. Timber decked seating area. Stone chipping and paved path. Raised flower borders. Side return. Cold water tap.

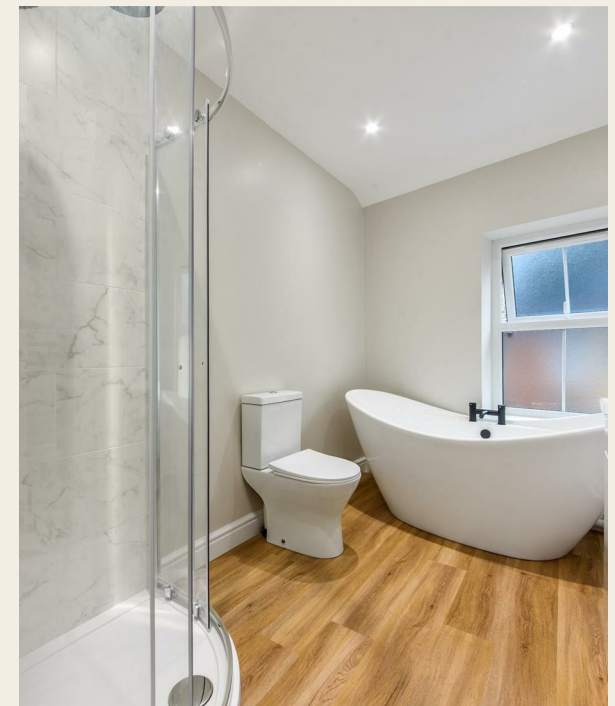
Additional Information

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

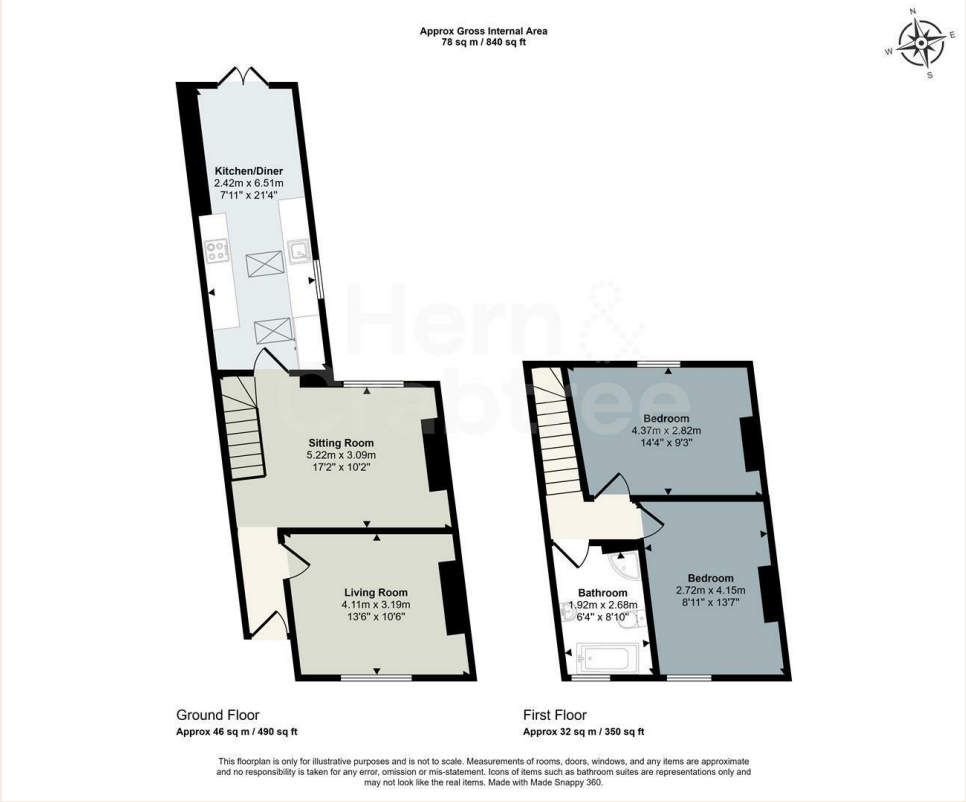
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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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		
	71	80
England & Wales		EU Directive 2002/91/EC

