



Smeaton Street

| | Riverside | CF11 6EF



A hugely sought after traditional end of terrace property situated in the Riverside area of Cardiff.

This well presented home is within easy reach of the city centre of Cardiff and within easy walking distance to many local amenities.

The accommodation comprises: Hall, lounge, sitting room, kitchen/ breakfast room, bathroom, landing and three bedrooms. To the rear of the property is a low maintenance garden.

#### Front

Front forecourt garden. Access from the street. Low rise brick wall with railings and gate.

#### Hallway

Enter via a double glazed composite door to the side elevation with double glazed window over. Stairs leading to the first floor. Under stairs storage space. Door leading to the living room.

#### Living Room

12'11" max into the bay x 12'9" max

Double glazed PVC bay window to the front elevation. Radiator. Fitted shelving. Storage cupboard. Cupboard housing gas meter.

#### Sitting Room

7'9" x 10'

Double glazed to the rear elevation. Radiator. Fitted cupboard.

#### Kitchen/Breakfast Room

15'1" max x 7'7" max

Double glazed window to the side elevation. Double glazed door to the garden. Fitted wall and base units with worktops over. One bowl sink and drainer. Four ring gas hob with splashback and cooker hood over. Integrated Hotpoint dryer/washing machine. Concealed ideal combination boiler. Integrated full length Bosch dishwasher. Integrated Bosch double oven grill. Fitted fridge freezer. Wood grain tiled flooring. Radiator. Door to downstairs bathroom.

#### Bathroom

7'6" x 7'10"

Double glazed obscure windows to the rear and side elevation. W/C and wash hand basin. Bath. Tiled walls and flooring. Radiator. Extraction vent.

#### Landing

Stairs rise up from the entrance hall. Wooden handrails and matching spindles. Wooden bannister. Double glazed window to the side elevation offering natural light. Radiator.

#### Bedroom One

13' max x 10'3" max

Double glazed windows to the front and side elevation. Radiator.

#### Bedroom Two

7'9" x 10'9"

Double glazed window to the rear elevation. Radiator.

#### Bedroom Three

7'8" x 10'8"

Double glazed window to both side elevations. Radiator.

#### Garden

Enclosed rear garden. Paved patio. Stone chippings. Gate for side access.

# SMEATON STREET

Guide Price £230,000

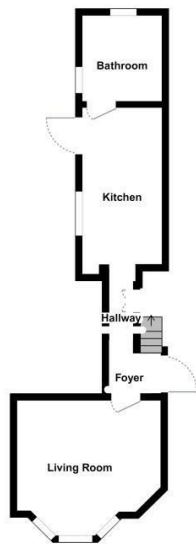




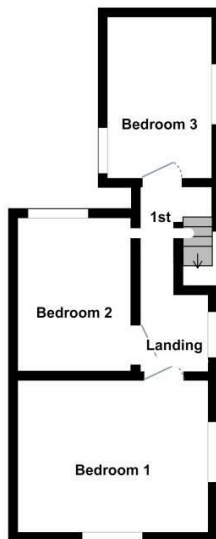


Call Hern & Crabtree to arrange a viewing on 02920 228135





For illustration purposes only. Not to scale.



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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**Hern & Crabtree**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.