

Ferndale Street

GRANGETOWN, CARDIFF, CF11 7AZ

GUIDE PRICE £400,000

**Hern &
Crabtree**



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Significantly larger than the rest of the road, this wonderful house benefits from an end plot that widens to the rear.

This much-loved home has been painstakingly improved by the current owners, who have overseen a wonderful improvement programme over the many years they have owned the house. In addition, this gem of a home has a coachhouse to the rear, with electric roller shutters accessed from a gated lane. If that wasn't enough, the property has a beautiful courtyard garden with a characterful shape from which many a beautiful corner can be utilised.

This is a wonderful house which has been beautifully maintained, including the recent addition of a brand new roof, has a huge array of benefits, lots of space and really is a hidden gem.



1696.00 sq ft

Reception Hall

The property is entered through composite door to the hallway. Textured ceiling. Original cornicing. Staircase rising to the first floor with newel posts and spindles with understairs recess. Feature flooring. Radiator. Meter cupboard.

Lounge

A beautifully presented principle reception room. Feature bay window with double glazed sash windows to the front elevation. Smooth plastered ceiling. Feature inset fireplace with tiled hearth. Wooden skirting boards. Feature flooring. Radiator.

Sitting room

A well presented, light, second reception room with double opening, double glazed french doors giving access to the enclosed rear garden. Feature inset fireplace. Smooth plastered ceiling. Radiator.

Dining room

A lovely space for entertaining and for families. Double glazed window to the side elevation. Radiator. Smooth plastered ceiling. Feature tiled flooring. Open plan to the kitchen. Open chimney breast feature to the kitchen.

Kitchen

A contemporary style kitchen, fitted with a wide range of matching wall and base units with cupboards and drawers offering excellent storage facilities with complementary work surfaces over. Space for range cooker. Plumbing for dishwasher. Plumbing for washing machine. Space for fridge freezer. One and a half bowl sink drainer unit with mixer tap. Walls are part tiled. Tiled flooring. Smooth plastered ceiling. Double glazed window to the rear elevation with aspect to the garden. Double glazed door to the side elevation giving access to the garden. Double glazed window to the side elevation. Contemporary style vertical radiator.

Landing

A split level landing. Textured ceiling. Landing area offers space for storage cupboard. Access to the loft space.

Bedroom one

A beautifully presented master bedroom. Double glazed

window to the rear elevation with aspect to the garden. Feature flooring. Radiator. Wooden skirting boards. Alcoves ideal for wardrobes.

Bedroom two

A lovely second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Radiator. Smooth plastered ceiling.

Bedroom three

A good size third bedroom. Double glazed window to the front elevation. Feature flooring. Radiator. Wooden skirting boards.

Bedroom four

A well presented bedroom with double glazed window to the front elevation. Radiator. Smooth plastered ceiling.

Bedroom five

Double glazed window to the side elevation. Smooth plastered ceiling. Radiator.

Shower room

A stylish family shower room featuring a three piece suite in comprising: walk in double shower with glass screen, tiled flooring and mains pressure shower with rain water shower over, wash hand basin set into vanity unit with storage and close coupled WC. Tiled flooring. Extractor fan. Walls are tiled. Double glazed window to the side elevation. Heated towel radiator. Smooth plastered ceiling.

Outside

To the front of the property is an enclosed garden with dwarf walling and wrought iron balustrade. Pedestrian gate allows access to the front of the property.

The rear garden is enclosed and of low maintenance with cobblestones. The garden is enclosed by brick walling. Pedestrian gate offers lane access. Outside cold water tap.

Coach house

To the rear of the property is a sizeable, detached very useful coach house with electric up and over door to the rear lane. Pedestrian access to the garden. Windows to the garden. Lighting and power. A great space which could offer further possibility to develop (subject to the usual planning regs)

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(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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