

Philip Street

CARDIFF, CF11 8HA

GUIDE PRICE £250,000

**Hern &
Crabtree**



Philip Street

NO CHAIN This beautifully finished two-bedroom mid-terrace home offers a perfect blend of contemporary style and comfort in one of the capital's most vibrant neighbourhoods.

Step inside and you're immediately welcomed by a light-filled open-plan kitchen, dining and living space – designed for both relaxed living and entertaining. The modern kitchen features sleek cabinetry, while French doors open effortlessly onto a thoughtfully landscaped rear garden, offering a private oasis that extends your living space outdoors. The ground floor also benefits from a convenient cloakroom.

Upstairs, two generous double bedrooms await, each with excellent proportions. The primary bedroom boasts its own en suite, while the main bathroom serves both style and function.

With a sense of warmth and modernity throughout, this home is ideal for professionals, couples or young families looking to move into a thriving area with a real sense of community.

Philip Street sits at the heart of Canton, known for its excellent amenities and green open spaces. Just a short stroll away, you'll find Chapter Arts Centre – a creative hub with a cinema, gallery space and café-bar that draws locals and visitors alike. Cowbridge Road East offers a rich mix of coffee shops, artisan bakeries, restaurants and boutiques, while nearby Victoria Park and Llandaff Fields provide tranquil escapes from the city pace.



697.00 sq ft

Front

Driveway to the front aspect with off-road parking.

Entrance

Enter via a double glazed composite door to the front elevation.

Kitchen/Diner

Double glazed window to the front elevation. Coved ceiling. Wall and base units with worktops over. Stainless steel one and half 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 further appliance. Gas combination boiler. Stairs rise up to the first floor. Radiator. Tiled flooring.

Lounge

Double glazed window to the rear elevation. Double glazed French doors to the rear garden. Coved ceiling. Laminate flooring.

Cloakroom

Wash hand basin with tiled splashback. Extractor fan.

Landing

Stairs rise up from the kitchen/diner. Wooden handrail and spindles. Dog leg staircase. Loft access hatch.

Bedroom One

Double glazed window to the rear elevation. Fitted wardrobe. Radiator. Door leading to:

En Suite

W/C and wash hand basin. Shower quadrant with electric shower and glass sliding door. Part tiled walls. Tiled flooring. Extractor fan. Heated towel rail.

Bedroom Two

Double glazed window to the front elevation. Fitted storage cupboard. Radiator.

Bathroom

W/C and wash hand basin. Bath with shower mixer and glass splashback screen. Part tiled walls. Tiled flooring. Extractor fan. Heated towel rail.

Garden

Enclosed rear garden. Paved seating area. Stone chippings. Astro turf lawn. Mature shrubs. Outside light.

Additional Information

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

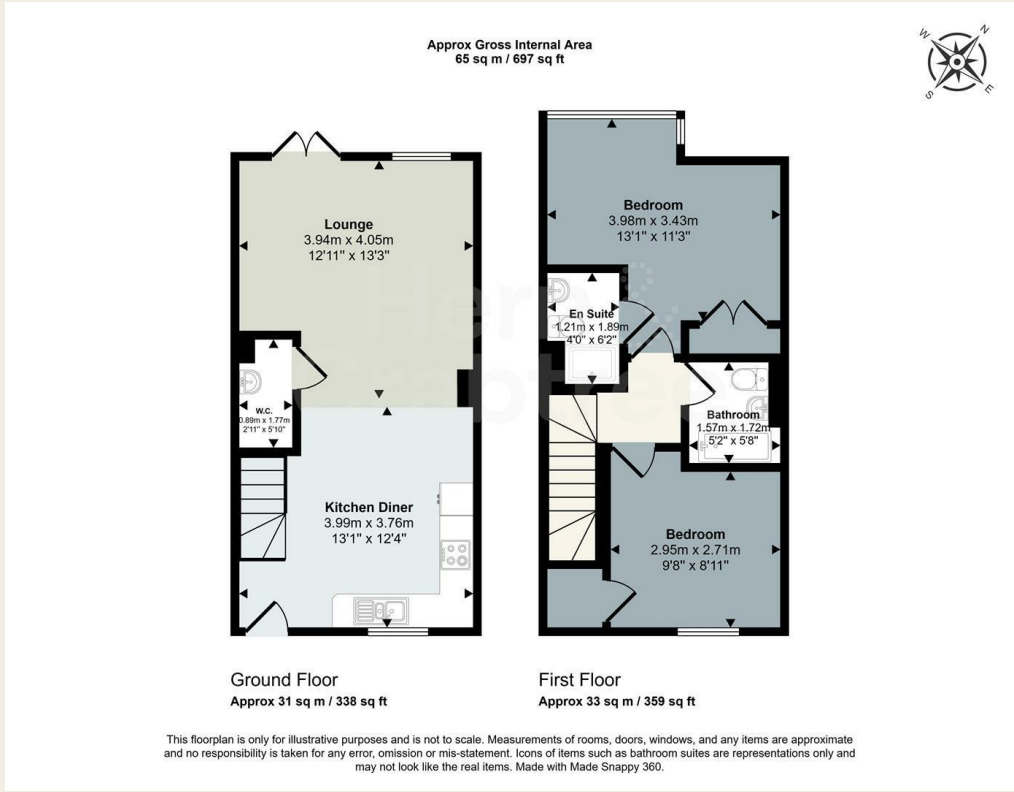
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	76	
(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

