

Paget Street

CARDIFF, CF11 7JZ

GUIDE PRICE £260,000

**Hern &
Crabtree**



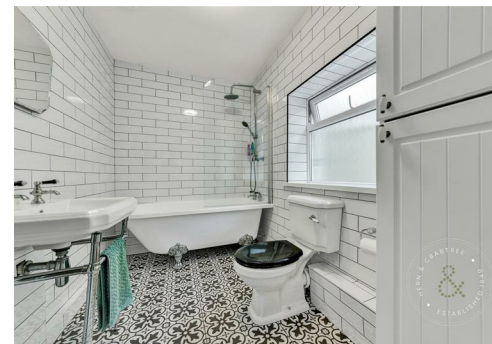
Paget Street

Beautifully Presented Three-Bedroom End of Terrace on Paget Street

Upon entering, you are greeted by a bright hallway that leads to an open plan living and sitting room, perfect for family gatherings or quiet evenings. The heart of the home is undoubtedly the large open plan kitchen and dining area at the rear, which is designed to be both functional and welcoming. This space is ideal for culinary enthusiasts and social gatherings alike, with an inner hallway that conveniently connects to the family bathroom and the charming rear garden.

Upstairs, you will find three well-proportioned bedrooms, each offering a bright and airy atmosphere. One of the bedrooms features the added convenience of an en suite toilet, enhancing the practicality of the first floor living space.

This property is not only a wonderful family home but also a fantastic opportunity for those looking to settle in a vibrant community. With its modern amenities and thoughtful layout, this end terrace house on Paget Street is sure to impress. Don't miss the chance to make this lovely residence your own.



1254.00 sq ft

Hallway

Enter via a stained glass composite door to the front elevation with window over. Stairs rise up to the first floor. Understairs storage cupboard. Tiled flooring. Radiator.

Living Room

Double glazed windows to the side and front elevation. Double glazed arch window to the side elevation. Radiator. Squared off archway to the sitting room.

Sitting Room

Radiator. Squared off archway to the living room.

Kitchen/Diner

Double glazed windows to the side and rear elevation. Double glazed lantern skylight. Wall and base units with wooden worktops and upstands. Kitchen island with marble worktops, space for seating and Belfast ceramic sink with mixer tap. Integrated dishwasher. Space for Range style gas cooker with tiled splashback and cooker hood over. Integrated washing machine. Space for American style fridge freezer. Tiled flooring. Radiator.

Inner Hall

Double glazed composite door to the rear garden. Double glazed window to the side elevation. Tiled flooring.

Bathroom

Double glazed composite window to the rear elevation. W/C and wash hand basin. Roll top claw feet bathtub with fitted shower over and glass splashback screen. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Fitted storage cupboard with concealed gas combination boiler.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Double glazed window to the side elevation. Loft access hatch. Radiator.

Bedroom One

Double glazed window to the front elevation. Radiator.

Bedroom Two

Double glazed window to the side elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Dado rail. Radiator. Door to:

En Suite

W/C. Wash hand basin with tiled splashback. Vinyl flooring. Heated towel rail. Extractor fan.

Garden

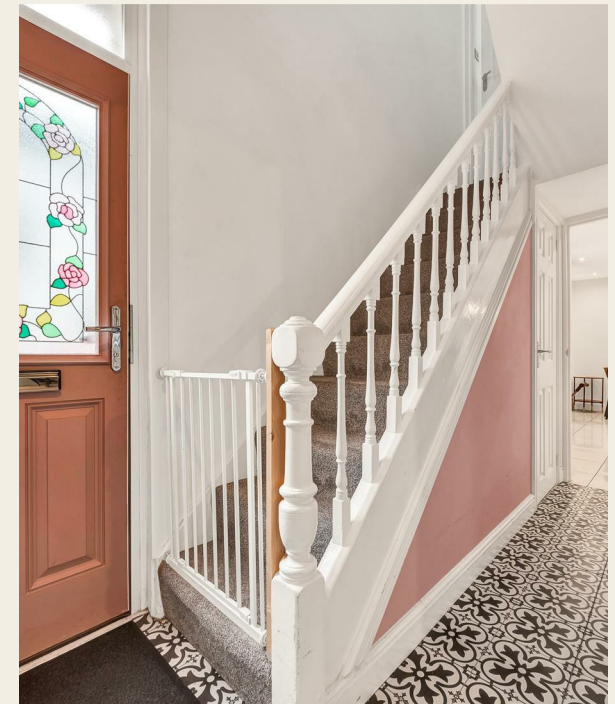
Enclosed rear garden. Paved patio. Slate stone chippings. Cold water tap. Pedestrian gate leading to the side aspect.

Additional Information

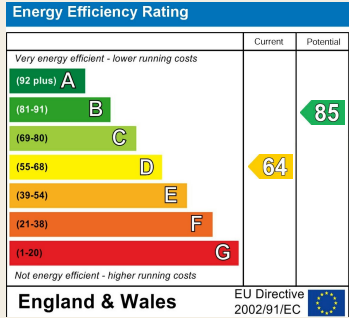
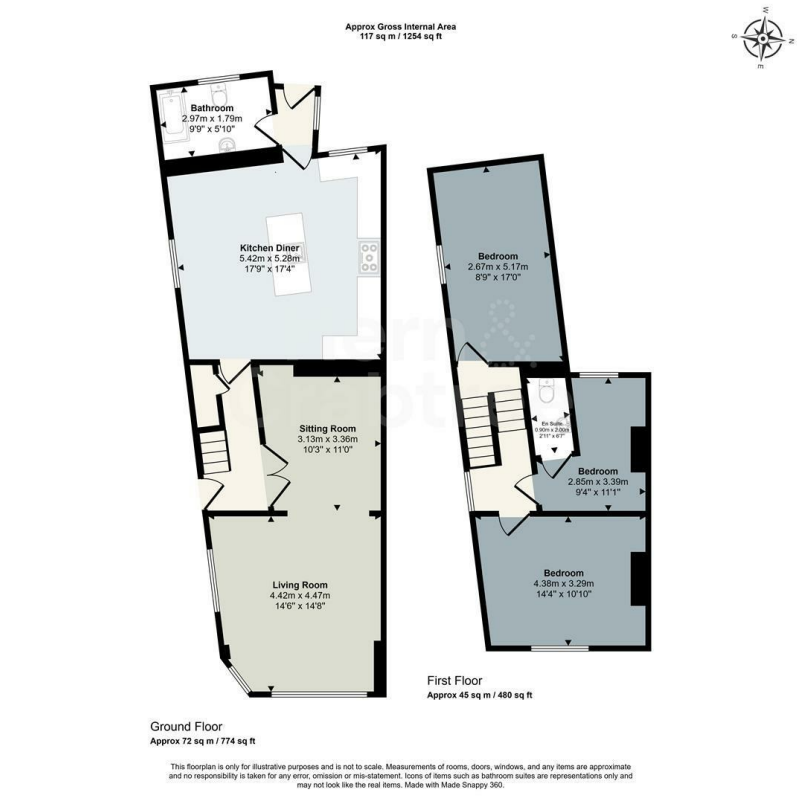
Freehold. Council Tax Band E (Cardiff). EPC rating D.

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