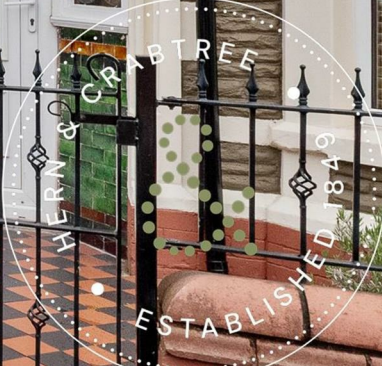


# Hafod Street

CARDIFF, CF11 6RA

GUIDE PRICE £325,000



# Hafod Street

A charming three bedroom mid terrace house located on the popular Hafod Street.

The property immediately stands out for its attractive frontage, iron railings and beautiful entrance door, while inside the house retains a number of original features including tiled flooring, coved ceilings and picture rails.

The bay fronted living room is a bright and welcoming main reception room with feature fireplace, while a second sitting room to the rear offers flexible space for dining, family living or home working. The kitchen sits to the back of the house with direct access onto the garden and plenty of natural light from windows to the side and rear.

Upstairs are three bedrooms and a family bathroom, with the principal bedroom spanning the front of the house and enjoying a large bay window and generous proportions. The rear garden is designed for low maintenance with paved seating areas, a lawn, large timber shed and useful rear lane access.

Situated in the heart of Grangetown, within walking distance of the city centre, the River Taff and Cardifftrain station. A range of local shops, cafés, parks and schools are all close by, while excellent public transport links and nearby road connections make commuting straightforward.



# 1196.00 sq ft

## Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Storm porch with tiled sidings and flooring.

## Entrance Hall

Coved ceiling. Picture rail. Dado rail. Stairs rising up to the first floor. Original tile flooring. Radiator.

## Living Room

Double glazed bay window to the front elevation with stained glass. Coved ceiling. Picture rail. Feature gas fireplace (capped off) with wooden surround and brick hearth. Radiator.

## Sitting Room/Dining Room

Double glazed window to the rear elevation. Coved ceiling. Picture rail. Feature gas fireplace (capped off) with wooden mantle, marble surround and marble hearth. Radiator.

## Kitchen

Double glazed windows to the side and rear elevation. Obscure double glazed door leading to the rear garden. Coved ceiling. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Space for electric cooker. Plumbing for washing machine. Space for fridge freezer. Space for further appliance. Gas combination boiler. Tiled flooring. Radiator.

## Landing

Double glazed door to the front elevation with stained glass windows over and to the side. Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Loft access hatch. Two fitted storage cupboards.

## Bedroom One

Double glazed bay and a half window to the front elevation with stained glass. Coved ceiling. Picture rail. Two radiators.

## Bedroom Two

Double glazed window to the rear elevation. Picture rail. Radiator.

## Bedroom Three

Double glazed window to the rear elevation. Radiator.

## Bathroom

Double glazed obscure window to the side elevation. WC and wash hand basin. Bath with shower mixer. Tiled walls. Vinyl flooring. Radiator.

## Rear Garden

Enclosed rear garden. Paved seating area with path leading to the rear lane pedestrian gate. Grass lawn. Flower borders. Timber storage shed. Cold water tap. Outside light. Side return.

## Additional Information

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

## Disclaimer

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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			
		70	80
England & Wales		EU Directive 2002/91/EC	

