

# York Street

CARDIFF, CF5 1ND

GUIDE PRICE £425,000

**Hern &  
Crabtree**





# York Street

A beautifully presented three-bedroom family home located on the ever-popular York Street.

Thoughtfully renovated and finished to a high standard, this charming property perfectly blends modern living with classic character. The heart of the home is the contemporary kitchen, recently updated with sleek fittings and ample storage – ideal for family life or entertaining. The living areas are light-filled and inviting, with a warm, welcoming feel throughout.

Upstairs, you'll find three well-proportioned bedrooms, offering comfort and flexibility, while the spacious loft room provides an excellent additional space – perfect as a home office, creative studio, or play area.

Outside, a large private garden offers a peaceful retreat, with plenty of room for outdoor dining, play, or even future expansion potential.

York Street is just a short stroll from a variety of local amenities, including independent cafés, shops, and green spaces. Excellent schools and nurseries are close by, making it a popular choice for families. For commuters, the area boasts convenient transport links, with quick access to local bus routes and nearby train stations.



**1616.00 sq ft**

#### Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

#### Hallway

Enter via a traditional wooden door with stained glass and windows around. Coved ceiling. Picture rail. Ceiling rose. Wooden parquet flooring. Radiator. Stairs rise up to the first floor. Understairs storage alcove.

#### Living Room

13'7" max x 11'11" max

Double glazed bay window to the front elevation with plantation shutters. Coved ceiling. Picture rail. Ceiling rose. Chimney inset with exposed brickwork and tiled hearth. Wooden parquet flooring. Radiator. Squared off archway to the dining room.

#### Dining Room

12'0" max x 11'3" max

Doors to the sitting room offering natural light. Coved ceiling. Ceiling rose. Chimney inset with exposed brickwork, wooden mantelpiece and tiled hearth. Fitted shelving into alcoves. Wooden parquet flooring. Radiator. Squared off archway to the living room.

#### Kitchen

21'5" max x 9'6" max

Double glazed window to the rear elevation. Double glazed skylight window. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated double oven and grill. Integrated full length dishwasher. Plumbing for washing machine. Space for fridge freezer. Coved ceiling. Rear loft access hatch. Tiled flooring. Radiator. Squared off archway to the sitting room.

#### Sitting Room

13'4" max x 7'5" max

Double glazed bi-fold doors leading to the rear garden. Coved ceiling. Serving hatch to the kitchen. Shelving into alcoves. Tiled flooring. Radiator.

#### Landing

Stairs rise up from the hallway. Wooden handrail and

spindles. Matching bannister. Stairs rise up to the second floor.

#### Bedroom One

13'7" max x 12'0" max

Double glazed bay window to the front elevation. Coved ceiling. Cast iron feature fireplace. Fitted wardrobes into alcoves. Radiator.

#### Bedroom Two

11'11" max x 11'2" max

Double glazed window to the rear elevation. Coved ceiling. Cast iron feature fireplace with stone hearth. Fitted wardrobes into alcoves. Radiator.

#### Bedroom Three

7'3" max x 5'11" max

Double glazed window to the front elevation. Coved ceiling. Picture rail.

#### Bathroom

6'9" max x 6'2" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with central mixer, fitted shower over and glass splashback screen. Tiled walls. Terrazzo flooring. Heated towel rail. Shaver point.

#### Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Matching bannister.

#### Loft Room

18'0" max x 11'7" max

Double glazed skylight windows. Exposed brickwork feature wall. Storage into eaves.

#### Garden

Enclosed rear garden. Paved patio. Grass lawn. Mature shrubs and flower borders. Outside light. Cold water tap. Pedestrian gate leading to rear lane access. Access to the garage conversion.

#### Garage Conversion

Double glazed windows and doors. Access to the rear lane. Wooden laminate flooring. Electric heaters. Power and light.

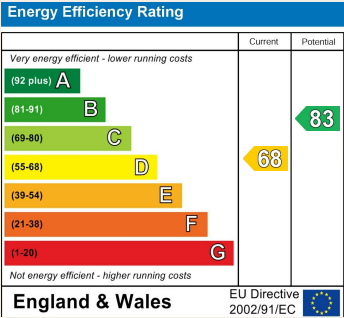
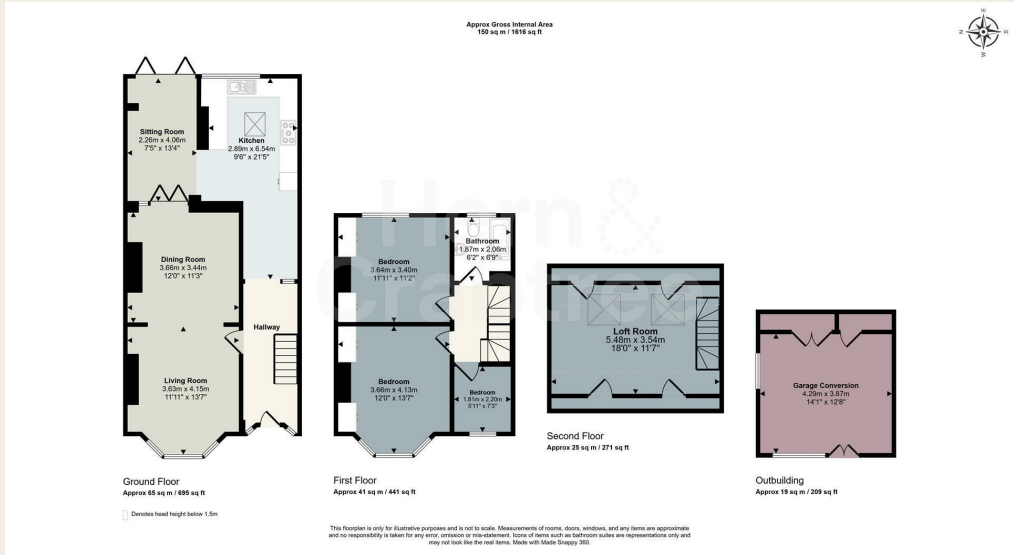
#### Additional Information

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





Good old-fashioned service with a modern way of thinking.



**Hern & Crabtree**

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