

# Westmoreland Street

CARDIFF, CF5 1LU

GUIDE PRICE £375,000

Hern &  
Crabtree



# Westmoreland Street

Located in the heart of the vibrant Canton area of Cardiff, this beautifully presented three bedroom (plus attic room) Victorian terrace on Westmoreland Street offers easy access to a plethora of attractive amenities, including shops, cafes, restaurants, Chapter Arts centre & Victoria park.

With excellent rail and bus links within walking distance and the city centre of Cardiff close by, this is an ideal location for commuters and families alike.

The accommodation comprises; a welcoming reception hall, open plan lounge/ dining room, a lovely bright open plan kitchen/ breakfast room, landing, three good size bedrooms & a lovely attic room. A stylish contemporary bathroom complete the indoor space.

To the front of the property is an enclosed fore court and to the rear is a low maintenance, landscaped garden.

This property type, in this location sell very quickly - so book your viewing today with Hern & Crabtree!



# 1283.00 sq ft

## Reception Hall

A welcoming entrance hall with period tiled flooring, radiator and stairs rising to the first floor with bespoke understairs storage cupboards built in. There is also a concealed cupboard housing the electric meters and consumer board. A wooden glazed door leads through to the open plan living and dining room.

## Living Room

A beautiful bay fronted reception room with double glazed bay window fitted with plantation shutters. The room features ceiling roses, coving, bespoke fitted bookshelves and cabinets within the alcoves, and an open working fireplace with cast iron tiled slips, slate hearth and mantel. Oak flooring runs throughout and continues into the dining room.

## Dining Room

With a double glazed window to the rear fitted with shutters, ceiling rose, radiator and chimney breast with fireplace recess. Oak flooring continues from the living room, creating a seamless open plan reception space ideal for both everyday living and entertaining.

## Kitchen/Breakfast Room

With double glazed windows to the rear and side and a double glazed door leading out to the rear garden, creating a bright and practical additional space. Fitted with a range of wall and base units with complementary wooden worktops over and a ceramic Belfast style sink with mixer tap. There is an integrated full length dishwasher, space and plumbing for a washing machine, space for a gas range cooker with tiled splashback and cooker hood over, integrated fridge freezer and pull out larder cupboard. The kitchen also benefits from tiled flooring, tiled splashbacks and spotlights.

## Landing

Stairs rise from the entrance hall with wooden handrail and spindles leading to the landing with banister, loft access hatch and stairs rising to the loft room. There is also a built in linen cupboard.

## Bedroom One

A spacious principal bedroom with two double glazed

windows to the front with plantation shutters, radiator, fitted floor to ceiling sliding wardrobes and exposed stripped wooden flooring.

## Bedroom Two

Double glazed window to the rear, fitted wardrobes within the alcove and radiator.

## Bedroom Three

Double glazed window to the rear, radiator, airing cupboard housing the gas combination boiler and an additional fitted wardrobe.

## Family Bathroom

Double glazed obscure window to the side. Suite comprising WC, wash hand basin set on a vanity unit with stone countertop and mirrored vanity cupboard above with shaver point. There is a generous bath with shower over including rain shower head and separate mixer, vertical heated towel rail, radiator, extractor fan, spotlights and tiled walls and floor.

## Attic Room

Accessed via stairs from the first floor landing. The loft room benefits from double skylight windows providing natural light, gas central heating radiator, spotlights and useful storage into the eaves.

## Outside Front

Front forecourt garden setting the property back from the pavement.

## Outside Rear

The rear garden has been landscaped with an Indian sandstone patio and pathway leading to the rear where there is a covered pergola seating area. There is an artificial lawn, raised borders with slate chippings, exposed stone walls, timber trellis and featherboard fencing. A gate to the rear provides rear lane access and there is an outside cold water tap.

## Additional Information

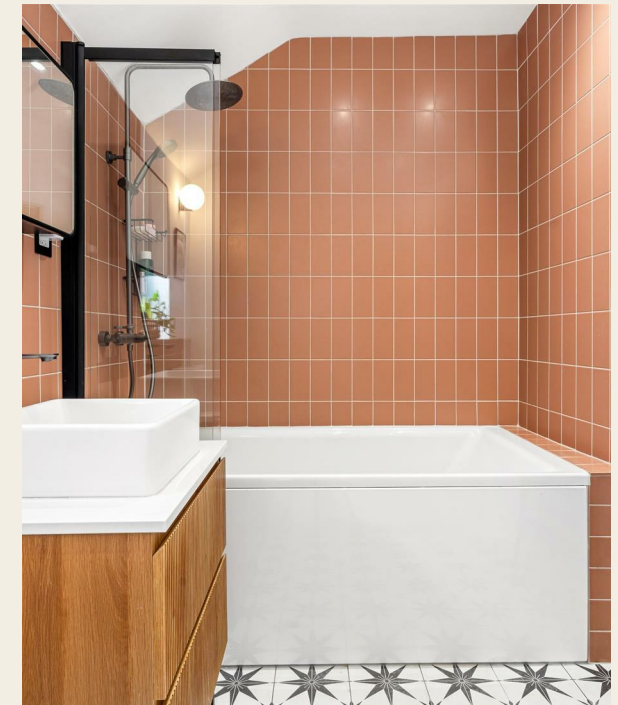
Freehold. Council Tax Band D (Cardiff). EPC Rating D.

## Disclaimer

Property details are provided by the seller and not

independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

