

Chancery Lane

CARDIFF, CF11 6DZ

GUIDE PRICE £240,000

Hern &
Crabtree



Chancery Lane

Beautiful two-bedroom mid-terrace home that's ready to move straight into.

Step inside and you'll find an open plan living and dining room featuring bespoke alcove storage, exposed brick fireplace and deep green décor. Finished with shaker-style cabinetry, generous worktop space and integrated cooking appliances, the kitchen also benefits from a useful utility area, ground floor WC and direct access to the enclosed rear garden.

Upstairs, the property offers two well-proportioned double bedrooms. The principal bedroom is particularly impressive, spanning the full width of the house with stripped wooden floorboards, two large windows flooding the room with natural light, and an attractive feature fireplace. Completing the first floor is a stunning bathroom, stylishly appointed with a freestanding bath, separate walk-in rainfall shower, contemporary fittings and quality finishes throughout.

Outside, the low-maintenance rear garden has been designed for easy enjoyment, with a paved seating area, raised planting beds, lawn and useful garden storage shed.

Ideally positioned on a quiet street in the ever-popular Riverside area, it enjoys easy access to Cardiff City Centre, Pontcanna's vibrant cafés and eateries, and the nearby parks and river walks, making it an excellent choice for first-time buyers, professionals or investors.



Approx 850.00 sq ft

Entrance Hall

Entered via a composite front door into a welcoming entrance hall with wood-effect flooring, radiator, stairs rising to the first floor and doors leading to the principal reception rooms.

Living Room

A beautifully presented front reception room featuring a double glazed window to the front elevation, bespoke fitted alcove cupboards and shelving, an exposed brick fireplace with slate hearth, radiator and wood-effect flooring. Open plan to the dining room, creating a sociable living space.

Dining Room

A versatile dining area with continuation of the wood-effect flooring, radiator, useful understairs storage cupboard, window to the rear and ample space for a family dining table. Door to the inner hallway.

Inner Hallway

With access to the ground floor WC and opening into the kitchen.

Cloakroom

Fitted with a low-level WC and wall-mounted wash hand basin with tiled splashback.

Kitchen

A stylish shaker-style kitchen fitted with a comprehensive range of wall and base units incorporating cupboards and drawers with complementary work surfaces and tiled splashbacks. Inset stainless steel sink and drainer with mixer tap, four-ring gas hob with extractor hood above, integrated electric oven, space and plumbing for a dishwasher and space for a freestanding fridge freezer. Recessed ceiling spotlights, wood-effect flooring, loft access hatch, double glazed window overlooking the rear garden and uPVC double glazed door providing direct access outside.

First Floor Landing

Landing with access to both bedrooms and the family bathroom.

Bedroom One

A spacious double bedroom spanning the full width of the

property, enjoying two double glazed windows to the front elevation allowing for an abundance of natural light. Attractive exposed wooden floorboards, feature fireplace, radiator and ample space for freestanding bedroom furniture.

Bedroom Two

A further generous double bedroom with a double glazed window to the rear elevation, radiator, fitted wardrobe/storage cupboard and fitted carpet.

Family Bathroom

A beautifully appointed contemporary bathroom fitted with a freestanding bath, separate walk-in shower enclosure with rainfall shower and glazed screen, low-level WC and countertop wash hand basin with mixer tap set on a timber vanity unit. Heated towel rail, wood-effect flooring, feature tiled walls, recessed lighting and obscure double glazed window to the rear.

Garden

An enclosed, low-maintenance rear garden with a paved seating area leading onto a lawn, raised sleeper flower beds and a useful garden storage shed. Fully enclosed by boundary walls, providing an ideal space for outdoor dining and entertaining.

Additional Information

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

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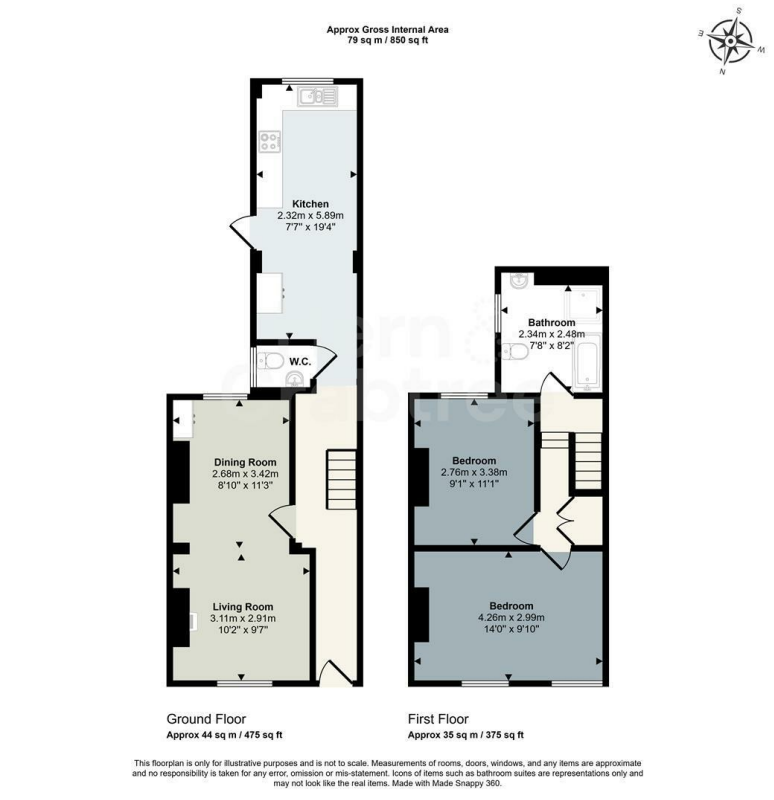
Council Tax Band: D

ensure accuracy.

Please note: Buyers are required to pay a non refundable AML administration fee of £24 including VAT per buyer after their offer is accepted in order to proceed with the sale. Full 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		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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