

# Devon Place

CARDIFF, CF11 6PR

**GUIDE PRICE £225,000**

**Hern &  
Crabtree**



# Devon Place

Situated on a colourful and characterful terrace in the heart of Grangetown, this charming two-bedroom mid-terrace home offers well-proportioned accommodation arranged over two floors, ideal for first-time buyers, young families or investors alike.

The ground floor comprises an entrance porch leading into a spacious dining room, which flows through to a generous lounge measuring over 13ft in length — creating a welcoming and versatile living space perfect for relaxing or entertaining. To the rear, the fitted kitchen provides ample storage and worktop space, with access to a well-sized ground floor bathroom.

Upstairs, there are two bedrooms. The master bedroom spans the width of the property and enjoys excellent natural light, while the second bedroom is ideal as a guest room, nursery or home office.

Devon Place is conveniently located within walking distance of local shops, schools and amenities, with excellent transport links to Cardiff City Centre, Cardiff Bay and beyond, making it an ideal choice for commuters.



# 715.00 sq ft

## Entrance Porch

A practical entrance space providing privacy and a welcome into the home.

## Dining Room

8'5" x 8'11"

Front-facing dining room with space for a table and chairs, offering a bright and versatile reception area.

## Living Room

13'1" x 12'4"

Generous lounge with room for multiple seating arrangements, perfect for relaxing and entertaining.

## Kitchen

8'0" x 9'3"

Fitted kitchen with plenty of worktop and storage space, positioned to the rear of the property

## Bathroom

8'2" x 8'11"

Well-sized bathroom with suite fitted to the rear of the ground floor.

## Bedroom One

13'0" x 8'9"

Spacious principal bedroom spanning the width of the house, with excellent natural light.

## Bedroom Two

8'10" x 11'11"

Second double bedroom, suitable as a bedroom, nursery or home office.

## Rear Garden

To the rear of the property is an enclosed garden offering a pleasant outdoor space with a combination of lawn and patio. The paved seating area provides the perfect spot for outdoor dining or relaxing, while the lawned section offers space for planting, pets or family use.

Bounded by a mix of brick and timber fencing for privacy, the garden also benefits from mature shrubs adding greenery and character. A useful storage unit is positioned to the rear, making this a practical and low-maintenance outdoor space ideal for enjoying the warmer months.

## Additional Information

Freehold - Council Tax Band C - EPC Rating D (with potential to become a B).

## 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.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(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

