

Cecil Street

ADAMSDOWN, CF24 1NW

OFFERS OVER £250,000

**Hern &
Crabtree**



Cecil Street

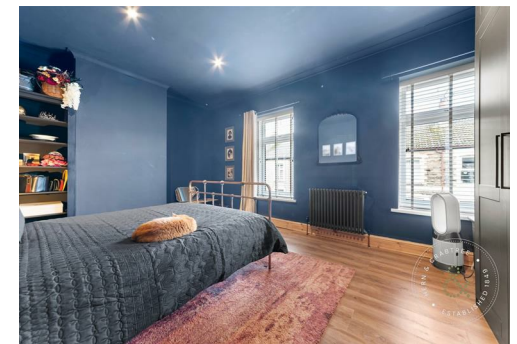
This beautifully presented three-bedroom mid-terrace home offers a perfect blend of period charm and contemporary living.

The property offers plenty of attractive features including a stylish open plan lounge/ dining room with feature wood burning stove, an open plan modern kitchen with underfloor heating and kitchen island, three good size bedrooms and a stylish first floor bathroom. The property further offers a useful separate utility room & two storage rooms.

The property benefits from a private, enclosed rear garden, typically designed for low maintenance with paved areas & flower beds - providing a perfect outdoor retreat within the city.

Location

Ideally situated in the heart of Adamsdown (CF24), this home is within comfortable walking distance of Cardiff City Centre and the popular shopping district of Newport Road. The area is exceptionally well-served by public transport and offers easy access to major commuter routes like the A48 and M4.



Entrance porch

UPVC double glazed panelled front door to the entrance porch. Contemporary style tiled walls. Feature flooring. Glass panelled oak effect door to:

Open plan lounge/ dining room

A beautifully presented open plan lounge/ dining room providing a light and spacious reception room with versatile space.

UPVC double glazed window to the front elevation. Smooth plastered ceiling. Spotlights to the ceiling. Coving to the ceiling. Feature fireplace with wood burning stove and slate hearth. Alcoves offer good storage facilities with shelving and meter cupboard. Feature column style radiator. Feature wood effect laminate flooring. Wooden skirting boards. Staircase rising to the first floor. Square arch provides access to:

Kitchen/ breakfast room

A superb open plan kitchen/ breakfast room offering a stand out focal point with the kitchen island and providing excellent storage facilities.

A range of matching wall and base units with cupboards and drawers with white panelled doors and complementary work surfaces over. Range cooker to remain. Chimney style extractor fan over. Inset sink drainer unit with mixer tap over. Space for fridge freezer. Vertical style column radiator. Feature tiled flooring with underfloor heating. Smooth plastered ceiling. Spotlights to the ceiling. Walls are part tiled. Glass panelled door gives access to a useful storage room and a second glass panelled door provides access to a utility room.

Storage room

Double glazed door and window to the rear elevation giving access to the rear garden. Power point.

Utility room

Window to the side elevation. Tiled flooring. Plumbing for washing machine and additional appliance. Door to:

Cloak room

Double glazed window to the side elevation.

Landing

A split level landing. Access to the loft space with pull down ladder and hatch.

Bedroom one

A beautifully presented principle bedroom. Two double glazed windows to the front elevation. Feature column style radiator. Wood effect laminate flooring. Coving to the ceiling. Fitted wardrobes providing excellent storage facilities with additional cupboards above.

Bedroom two

Double glazed window to the rear elevation with aspect to the garden. A lovely, second double bedroom. Wood effect laminate flooring. Radiator. Triple fitted wardrobes with sliding mirrored doors offering excellent storage facilities.

Bedroom three

A good size third bedroom. Feature skylight window. Feature storage cupboard housing gas central heating boiler. Radiator. Fitted cupboards to alcove.

Family bathroom

A spacious and well designed family bathroom. Offering a four piece suite comprising: curved bath with mixer taps, walk in shower cubicle with mains pressure overhead shower and screen, wall hung wash hand basin and close coupled WC. Obscured glazed window to the rear elevation. Walls are fully tiled. Heated towel radiator. Tiled flooring. Underfloor heating. Spotlights to the ceiling. Extractor.

Outside rear

To the rear of the property is an enclosed garden. Low maintenance in design with feature paving. The garden is enclosed by timber fencing. Outside light.

Additional information

EPC D

Council Tax band D

Disclaimer

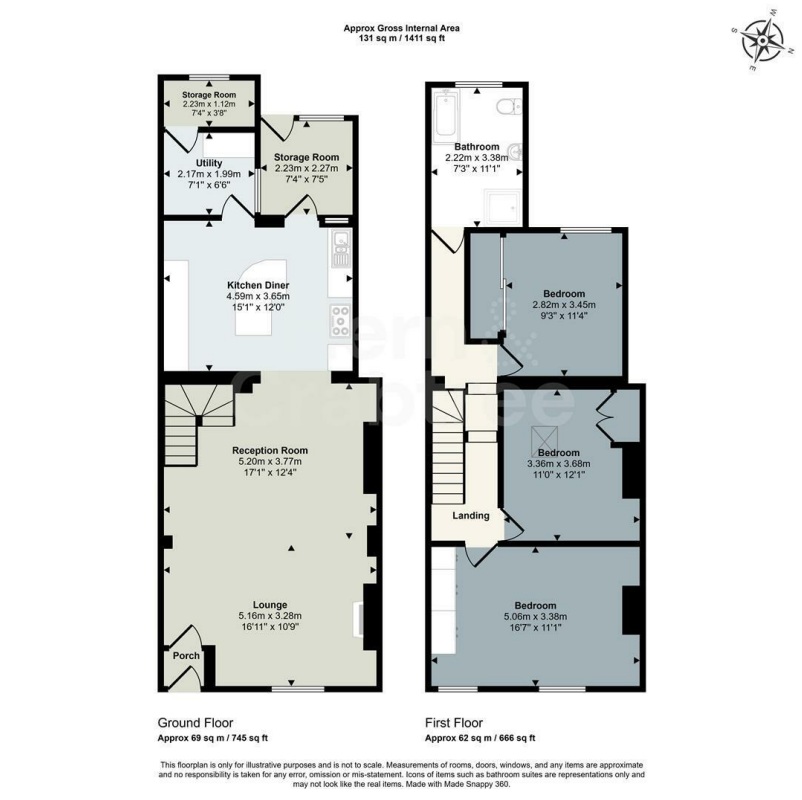
Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts

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.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.