

# Talbot Street

CARDIFF, CF11 9BW

GUIDE PRICE £500,000

Hern &  
Crabtree



# Talbot Street

A Charming Three Bedroom End of Terrace Home.

This delightful end of terrace house presents a wonderful opportunity for those seeking a home brimming with character and scope to make it their own. Full of period charm and original details, it's the ideal canvas for buyers with an eye for design.

Inside, you're welcomed by two generous reception rooms - versatile spaces perfect for entertaining friends or enjoying quiet evenings with the family. An elegant bay window fills the space with natural light.

Upstairs, three well-proportioned bedrooms and two bathrooms make it ideal for families, visiting guests or a dedicated home office.

While the property would benefit from some modernisation, it retains a host of charming period features that set it apart - from the intricate ceiling rose and decorative arch in the hallway to the distinctive bay frontage that gives the home its timeless appeal.

Outside, the home enjoys a convenient position close to local amenities, reputable schools and excellent transport links into Cardiff city centre.



# 1325.00 sq ft

## Front

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

## Hallway

Double glazed obscure composite door to the front elevation with window over and to the side. Coved ceiling. Ceiling arch detail. Stairs rise up to the first floor. Radiator.

## Living Room

Double glazed sash bay window to the front elevation. Coved ceiling. Ceiling rose. Electric fire with stone hearth and wooden mantelpiece. Radiator. Squared off archway to the sitting room.

## Sitting Room

Double glazed window to the rear elevation. Coved ceiling. Ceiling rose. Radiator. Squared off archway to the living room.

## Dining Room

Double glazed window to the side elevation. Coved ceiling. Ceiling rose. Understairs storage cupboard. Wooden laminate flooring. Radiator.

## Kitchen

Double glazed windows to the side and rear elevation. Double glazed door leading to the rear garden. Coved ceiling. Wall and base units with worktops over. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Integrated dishwasher. Plumbing for washing machine. Tiled walls. Tiled flooring.

## Landing

Stairs rise up to the first floor. Wooden handrail and spindles. Matching bannister. Split level landing. Coved ceiling. Ceiling rose. Loft access hatch. Radiator. Fitted storage.

## Bedroom One

Double glazed sash bay and half window to the front elevation. Coved ceiling. Fitted over bed storage and wardrobes. Three radiators.

## Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Fitted wardrobes.

## Bedroom Three

Double glazed window to the rear elevation. Radiator.

## Bathroom

Double glazed obscure window to the side elevation. Coved ceiling. W/C and wash hand basin. Bath with shower mixer. Tiled walls. Radiator. Shaver point. Fitted linen cupboard.

## Shower Room

Double glazed obscure window to the side elevation. Coved ceiling. W/C and wash hand basin. Shower quadrant with glass door. Tiled walls. Fitted cupboard with concealed gas combination boiler.

## Garden

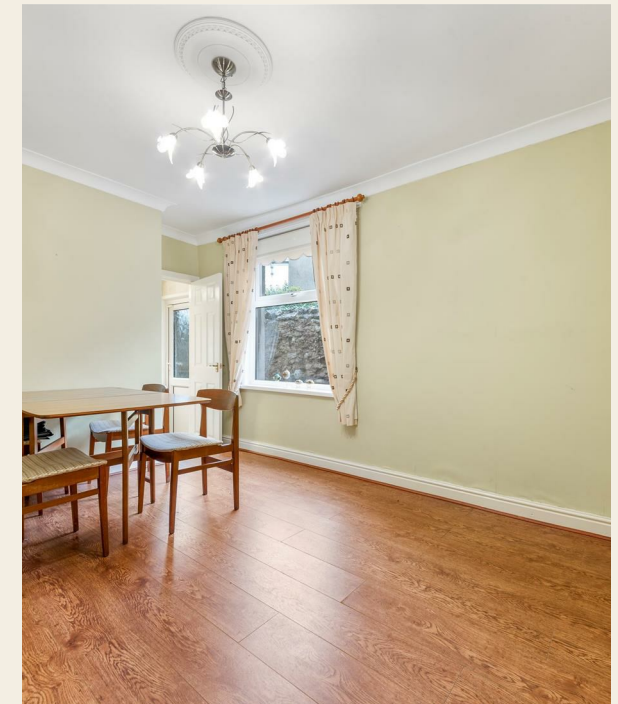
Enclosed rear garden. Pedestrian gate leading to rear lane access. Paved patio. Purpose built storage shed. Side return. Cold water tap.

## Additional Information

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

## 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>73</b>
		<b>82</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

