

Orbit Street

ADAMSDOWN, CARDIFF, CF24 0JX

GUIDE PRICE £240,000

**Hern &
Crabtree**



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A well presented, traditional mid terrace property situated in the vibrant area of Adamsdown, Cardiff.

The house boasts a charming façade that reflects its traditional character, while the interior has been thoughtfully maintained to provide a modern living experience. The spacious layout allows for a seamless flow between rooms, making it perfect for both relaxation and entertaining. Natural light floods the living areas, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is its prime location. Situated just a stone's throw away from the bustling city centre of Cardiff, residents can enjoy easy access to a wide array of shops, restaurants, and cultural attractions. Whether you are looking to explore the vibrant nightlife or enjoy a leisurely stroll in one of the nearby parks, everything you need is within reach.

This terraced home is not just a place to live; it is a lifestyle choice that offers the best of urban living while maintaining the charm of a traditional property. With its appealing design and fantastic location, this home is sure to attract those looking for a delightful living experience in Cardiff. Don't miss the opportunity to make this lovely house your new home.



923.00 sq ft

Reception hall

The property is entered through a panelled front door with feature windows to allow additional light to the reception hall. Wood effect laminate flooring. Coving to the ceiling. Original feature cornicing to the ceiling. Staircase rising to the first floor with newel posts and spindles. Understairs recess ideal for storage. Radiator.

Lounge

A well presented principle reception area, which opens into the dining area, creating a lovely open plan feel. UPVC double glazed window to the front elevation. Feature fireplace with coal effect living flame fire, mantelpiece and tiled hearth. Two alcoves to the side of the chimney breast provide two fitted storage cupboards. Wired for wall lights. Coving to the ceiling. Feature herringbone style flooring. Radiator. Square arch to:

Dining room

A lovely area for entertaining. UPVC double glazed double opening french doors to the rear elevation giving access to the garden. Radiator. Coving to the ceiling. Continuation of the feature flooring.

Kitchen/ breakfast room

A good range of matching wall and base units with cupboards and drawers offering ample storage facilities with white panelled doors and complementary work surfaces over. Integrated oven with four ring gas hob over and chimney style extractor fan above. Space for fridge freezer. Additional under counter space for appliance. Plumbing for washing machine. Stainless steel sink drainer with mixer tap above. Walls are part tiled. Feature flooring. Breakfast bar style unit. Panelled radiator. Spotlights to the ceiling. Coving to the ceiling. Double glazed window to the side elevation. Door to:

Lobby

Double glazed door to the side elevation giving access to the garden. Useful space for additional storage/ utility storage area. Laminate flooring. Door to:

Bathroom

A modern three piece suite in white comprising: p shaped bath with mixer taps and plumbed shower over with rain

water shower over and shower screen, wash hand basin set into vanity unit with storage cupboards beneath and close coupled WC. Walls are fully tiled. Two double glazed windows to the side and rear elevations. Heated towel radiator. Laminate flooring. Spotlights to the ceiling. Extractor.

Landing

A split level landing with access to the loft space. A useful area with space for additional storage units or desk area, for those who need office space.

Bedroom one

A beautifully presented master bedroom. Two double glazed windows to the front elevation. Radiator. Coving to the ceiling. Dado rail.

Bedroom two

A lovely second, double bedroom. Double glazed window to the rear elevation with aspect to the garden. Coving to the ceiling. Radiator.

Bedroom three

A good size third bedroom. Double glazed window to the side elevation. Wood effect laminate flooring. Radiator.

Rear garden

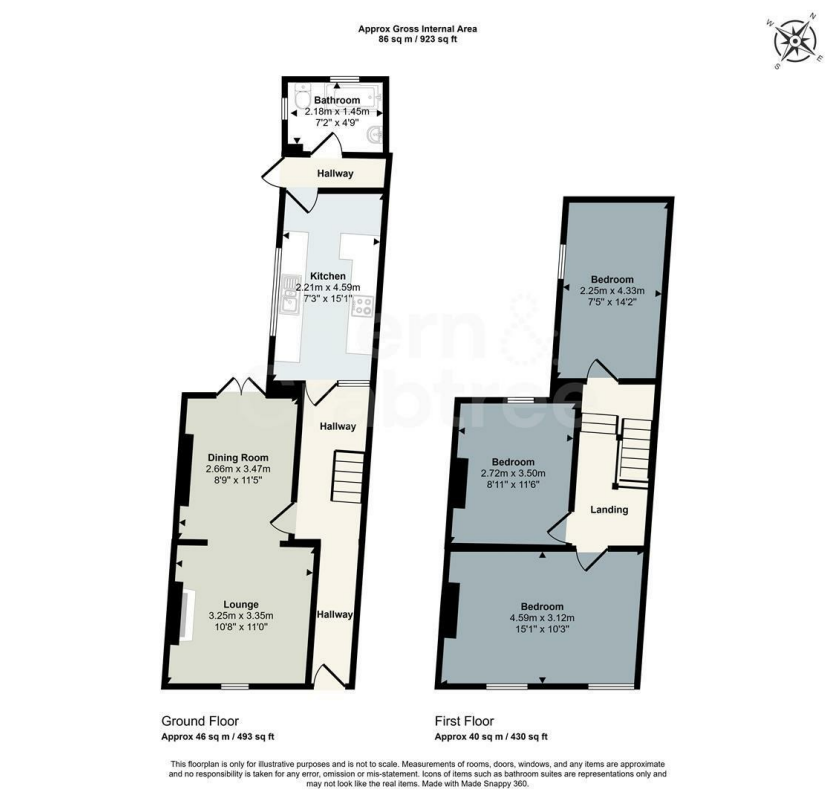
The rear garden has been well maintained and is enclosed by timber fencing. Garden is laid mainly to lawn with a paved sun terrace ideal for outside table and chairs. Paved patio area. Outside cold water tap.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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