

*Hern and Crabtree*

Beacon Street

| Pontcanna | Cardiff | CF11 9QD

# BEACON STREET

Asking Price £340,000



No chain! An excellent investment opportunity or for those looking to renovation a period property in the heart of Pontcanna. This mid terrace house is placed on a no through street just a stone's throw from Pontcanna playing fields.

The property offers open plan living room and diner, kitchen and utility room. The first floor has three bedrooms and bathroom. Outside is an enclosed garden with rear lane access.

Pontcanna is well known for its celebrated coffee shop and restaurant scene along with many independent businesses and shops.

## Entrance

Porch entered via wooden glazed door, into living room.

## Living Room

13'1 max x 9'7

Single glazed wood window to the front, night storage heaters, open plan to the dining room.

## Dining Room

11'7 x 9'2 expanding to 13'1 max

Stairs to the first floor, door to kitchen, window to the rear, gas fireplace.

## Kitchen

13'7 x 7'9

Glazed windows to the side, wall and base units, space for cooker, stainless steel sink and drainer, door to utility.

## Utility

6'7 x 4'4

Glazed windows to the rear, door to rear garden, plumbing for washing machine.

## First Floor

### Landing

Loft access hatch, banister, leading to:

### Bedroom One

13'1 max x 11'4 max

Bay and a half wood windows to the front, stripped wood floor, night storage heater.

### Bedroom Two

11'7 max x 7'11 max

Glazed window to the rear, night storage heater.

### Bedroom Three

7'9 x 6'10

Glazed window to the rear, night storage heater. (Please note there is no door currently to bedroom three, there is potential to form one either at bedroom three or before the corridor.)

### Bathroom

6'7 max x 5'2 max

Obscured window to the

side, bath with electric shower over, WC, wash hand basin, half tiled walls, vinyl floor, airing cupboard housing hot water tank.

## Outside

### Front

Forecourt garden.

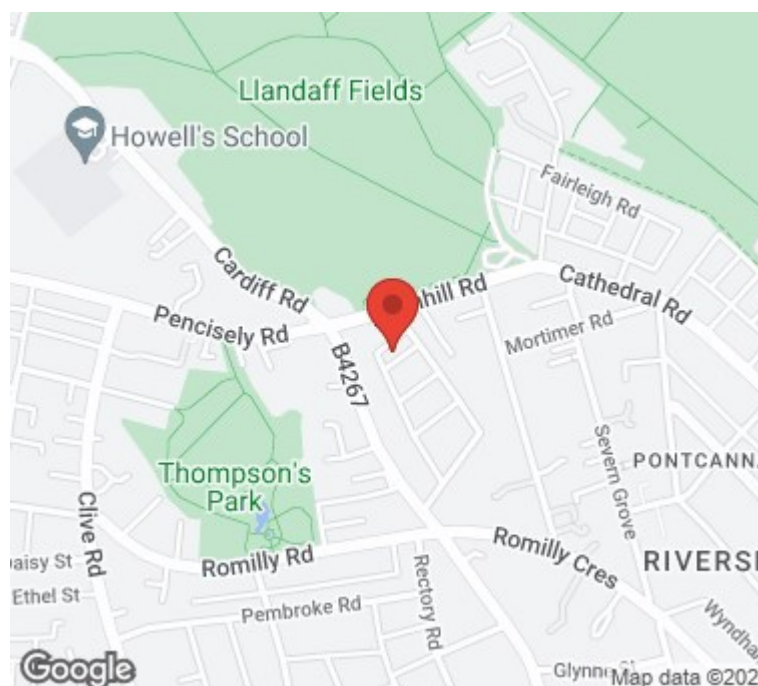
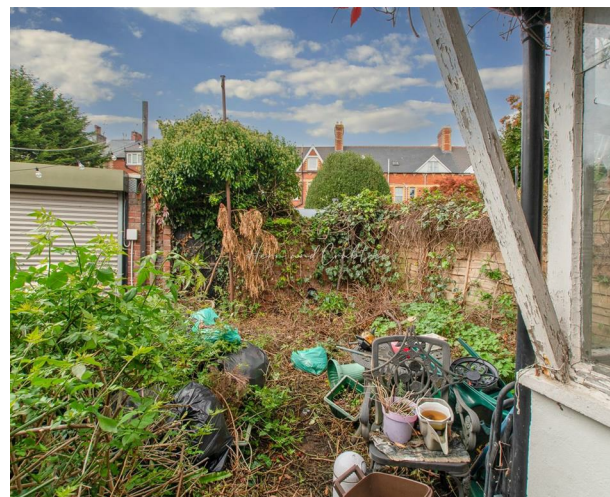
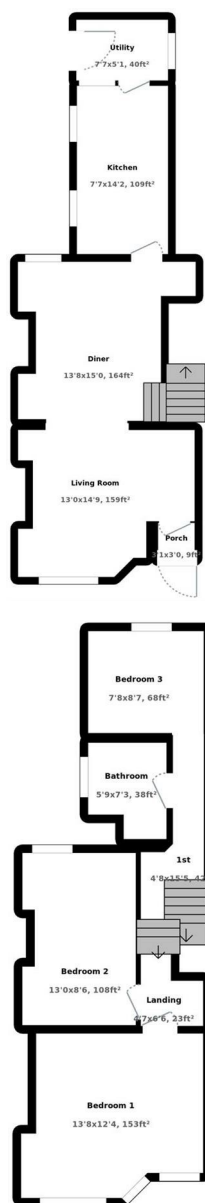
### Rear Garden

Enclosed rear garden with pedestrian access to a rear lane.



Call Hern & Crabtree to arrange a viewing on 02920 228135

<https://www.hern-crabtree.co.uk>



#### 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>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.