

Cambridge Street

CARDIFF, CF11 7DJ

GUIDE PRICE £425,000

**Hern &
Crabtree**



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An exceptional, bay-fronted semi-detached family home, renovated and extended to the highest standard. Beautifully presented and generously proportioned, the property is located in a hugely popular area, just minutes from Cardiff city centre.

The home opens with a stylish porch featuring plantation shutters, leading into a welcoming reception hall with a staircase to the upper floors. A useful cloakroom is tucked beneath the stairs. The light-filled open-plan living and sitting room flows seamlessly into a stunning kitchen/dining space with bi-folding doors opening onto the rear garden.

Upstairs, the first floor hosts a spacious master bedroom, two further well-sized bedrooms, and a modern family bathroom. The second floor offers a bright loft room with Velux windows. Outside, there's a driveway providing off-street parking, and an enclosed, low-maintenance rear garden with a sunny aspect — perfectly positioned to enjoy the sunshine throughout the day.

Ideally located for excellent transport links, the property offers easy access to Cardiff Central Station, with direct connections to Bristol and London. Nearby are a variety of shops, restaurants, parks, and highly regarded primary and secondary schools



1453.00 sq ft

Outside front

To the front of the property is a low level brick wall with wrought iron railings. Block paved driveway offering off street parking for one car. Side return access with wrought iron pedestrian gate.

Porch

The property is entered through a double glazed composite door to with window over. Double glazed windows to the side and front elevations with feature plantation shutters. Luxury vinyl parquet style flooring. Radiator. Door to the hall.

Hall

Continuation of luxury vinyl parquet style flooring. Radiator. Wall panelling. Staircase rising up to the first floor with newel posts and spindles with feature carpet runner. Smooth plastered ceiling. Coving to the ceiling. Spotlights to the ceiling.

Cloakroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Continuation of luxury vinyl parquet flooring. Radiator. Wall panelling.

Living/Sitting Room

13'3" expanding to 15'8" max x 21'10" max
A beautifully presented open plan reception room with feature squared off archway between the living and sitting area. Double glazed bay window to the front elevation. Continuation of luxury vinyl parquet flooring. Radiator. Wall panelling. Storage and shelving into alcoves. Gas fireplace. Crittall doors leading to the kitchen/diner.

Kitchen/Diner

14'2" max x 32'5" max
A contemporary style open plan and L-shape room. Two Velux skylight windows offering natural light. Bi-folding doors leading to the rear garden. A well designed, generous kitchen with contemporary wall and base units with quartz worktops over and under cupboard lighting. Integrated Hotpoint twin oven. Integrated grill combination microwave. Integrated washing machine. Integrated condenser dryer. Integrated dishwasher. Integrated fridge and freezer. Breakfast bar with seating area. Central island with one and half bowl Belfast sink with mixer tap and

integrated Caple five ring induction hob with ceiling mounted cooker hood. Continuation of luxury vinyl parquet flooring. Two vertical radiators. Wall panelling.

Landing

Staircase rising up from the hall with central carpet runner. Stairs rising up to the second floor. Double glazed window to the side elevation with plantation shutter. Wooden handrail and spindles. Matching banister. Luxury vinyl parquet flooring. Wall panelling.

Bedroom One

13'1" max x 9'8" max
Double glazed bay window to the front elevation. Fitted mirrored wardrobes. Continuation of luxury vinyl parquet flooring. Radiator. Wall panelling. Picture rail.

Bedroom Two

16'3" max x 8'9" max
Double glazed window to the rear elevation. Fitted wardrobes. Concealed gas combination boiler. Continuation of luxury vinyl parquet flooring. Radiator. Wall panelling. Picture rail.

Bedroom Three

6'7" max x 9'8" max
Double glazed window to the rear elevation. Continuation of luxury vinyl parquet flooring. Radiator. Picture rail.

Bathroom

5'7" max x 6'2" max
Double glazed obscure window to the front elevation. W/C and wash hand basin. Freestanding roll top bath tub with mixer tap and shower mixer. Continuation of luxury vinyl parquet flooring. Heated towel rail. Part tiled walls. Mirrored vanity cupboard.

Second Floor Landing

Stairs rise up from the first floor with central carpet runner. Double glazed window to the side elevation. Wooden handrail and spindles. Luxury vinyl parquet flooring.

Loft Room

14'7" max x 10'9" max
Velux skylight window offering natural light. Double glazed window to the side elevation. Continuation of luxury vinyl

parquet flooring. Radiator. Wall panelling. Built in storage cupboard. Floor to ceiling height is 6'3" max.

Garden

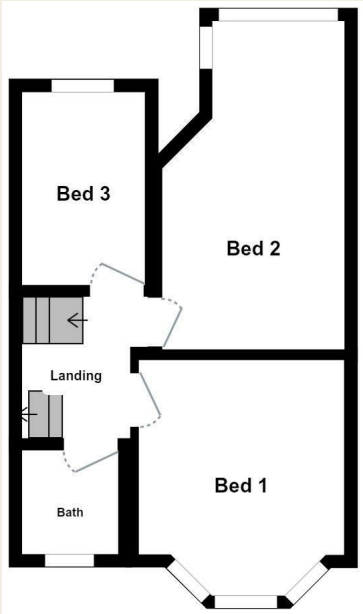
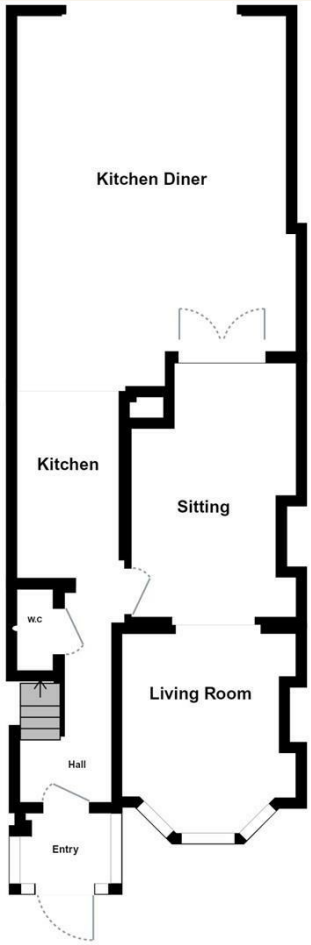
Enclosed rear garden. Astro turf lawn and patio. PVC storage shed. Side gate access to the front.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		75
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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