

Paget Street

CARDIFF, CF11 7LB

GUIDE PRICE £290,000

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Crabtree



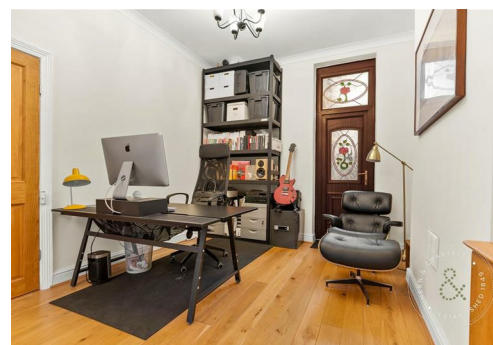
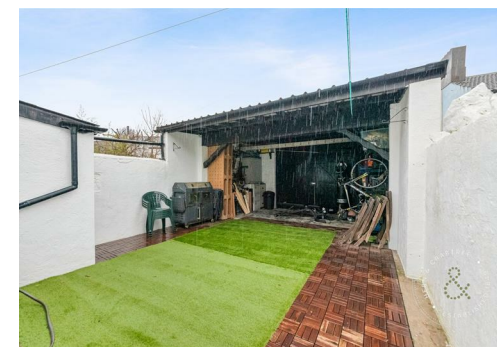
Paget Street

Well-presented three-bedroom mid-terrace house situated on Paget Street, Cardiff.

The accommodation begins with a front forecourt, leading into a porch and welcoming entrance hallway. The ground floor is arranged around two generous reception rooms, offering versatile living and dining spaces with good natural light, well suited to both everyday living and entertaining. To the rear, the kitchen provides access to the enclosed rear garden, a private outdoor space with potential for further enhancement.

The first floor comprises three well-proportioned bedrooms, offering comfortable and flexible accommodation, alongside a family bathroom serving the upper level.

The property is conveniently located for local amenities, schools and transport links, allowing straightforward access around the city while remaining well connected to Cardiff's wider offerings.



1230.00 sq ft

Front

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

Porch

Enter via a glazed door to the front elevation with window over. Coved ceiling. Wooden laminate flooring. Door leading to:

Hallway

Coved ceiling. Ceiling arch detail. Wooden laminate flooring. Radiator. Stairs rise up to the first floor. Under stairs storage alcove.

Living Room

Double glazed bay window to the front elevation. Coved ceiling. Wooden flooring. Radiator. Fire with wooden mantelpiece and stone hearth. Squared off archway to the sitting room.

Sitting Room

Double glazed door to the rear elevation with window over. Coved ceiling. Wooden flooring. Squared off archway to the living room.

Dining Room

Double glazed window to the side elevation. Coved ceiling. Fitted storage and shelving into alcove. Wooden flooring.

Kitchen

Double glazed window to the rear elevation. Double glazed door leading to the rear garden. Wall and base units with worktops over. Coved ceiling. Stainless steel one and half bowl sink and drainer with mixer tap. Space for Range style gas cooker with tiled splashback and cooker hood over. Space for dishwasher. Plumbing for washing machine. Space for fridge freezer. Space for further appliances. Tiled flooring.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Loft access hatch. Rear loft access hatch.

Bedroom One

Two double glazed windows to the front elevation. Coved ceiling. Radiator. Wooden flooring.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Wooden flooring.

Bedroom Three

Double glazed window to the rear elevation. Coved ceiling. Fitted storage cupboard with concealed gas combination boiler. Wooden flooring.

Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity unit. Jacuzzi bath with shower mixer and glass splashback screen. Tiled flooring. Tiled walls. Heated towel rail. Extractor fan.

Garden

Enclosed rear garden. Paved patio. Wooden decking. Astro turf lawn. Side return. Outside light. Cold water tap. Purpose built storage shed. Carport with gates leading to the rear lane.

Additional Information

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

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	Current	Potential
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(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(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

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