

Tintern Street

CANTON, CF5 1NF

BY AUCTION £173,000

Hern &
Crabtree



Tintern Street

Auction Date 16th - 18th March

Offered for sale is a two bedroom mid terrace house benefiting from UPVC double glazing and gas central heating (not tested) in a popular location. The property offers an incoming purchaser the opportunity to place their own stamp on the current accommodation. Similar houses on the street have sold at circa £285,000.

The property is located in the popular location of Canton, which has a number of shops, schools and amenities close by, good access is also offered to a number of parks and the city centre which is also within walking distance of the house.

Accommodation

Ground Floor: Open lounge through to dining room, kitchen.

First Floor: Landing, two bedrooms, bathroom

Outside: Rear garden with external store/outhouse and pedestrian access to lane.

Viewings: Through Auction House Wales on 02920 475184, further information can also be obtained through our valued partner agents **Hern & Crabtree** (Pontcanna) on 02920 228315.



687.00 sq ft

Lounge/Diner

The property is entered through PVC double glazed door to the open plan lounge/diner. Double glazed window to the front elevation. Wood effect laminate flooring. Two radiators. Double glazed window to the rear elevation. Staircase rising to the first floor with understairs recess.

Kitchen

Fitted base units with storage cupboards and work top over. Stainless steel sink drainer unit. Gas cooking point. Electric cooker point. Space for washing machine. Double glazed window to the side elevation. Door to the side elevation giving access to the garden.

Landing

A split level landing. Access to the loft space.

Bedroom One

Two double glazed windows to the front elevation. Radiator. Wooden floor boards.

Bedroom Two

Double glazed window to the rear elevation. Wall mounted gas central heating boiler. Wooden floor boards. Radiator.

Bathroom

A three piece suite comprising: bath, wash hand basin and WC. Radiator. Double glazed obscure window to the rear elevation.

Garden

An enclosed, low maintenance garden. Stone walling. Rear lane pedestrian access.

Additional Information

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

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.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(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	



Approx Gross Internal Area
64 sq m / 687 sq ft



Ground Floor
Approx 32 sq m / 342 sq ft

First Floor
Approx 32 sq m / 344 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hern & Crabtree



02920 228135



pontcanna@hern-crabtree.co.uk



hern-crabtree.co.uk



87 Pontcanna Street, Pontcanna, Cardiff, CF11



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