

# Cwmdare Street

CARDIFF, CF24 4JY

GUIDE PRICE £279,999

Hern &  
Crabtree



# Cwmdare Street

Set within the ever popular residential area of Cathays, this charming terraced home on Cwmdare Street offers well balanced accommodation arranged over two floors, complemented by a private rear garden and a range of retained character features.

The ground floor opens with a welcoming entrance hall leading into a bay fronted lounge where a traditional wooden fireplace forms an attractive focal point. To the rear, the dining room provides an additional reception space with built in storage and a further feature fireplace, creating an ideal setting for both everyday living and entertaining. The kitchen is fitted with oak work surfaces, integrated oven, electric hob and space for appliances, with access through to a useful rear utility and storage area. A ground floor WC completes the accommodation.

To the first floor are two well proportioned bedrooms and a family bathroom. The principal bedroom benefits from dual front aspect windows and built in wardrobes, while the second bedroom enjoys a peaceful rear aspect with feature fireplace detail. The bathroom includes a bath with shower over, wash basin and WC. The property also benefits from a fully boarded loft space with windows and electrics installed, offering useful storage or versatile ancillary space accessed via a pull down ladder.

Externally, the rear garden is designed for ease of maintenance with gravelled areas, a brick shed and stone boundary walls providing a sense of privacy. It also enjoys a desirable south-facing aspect.

Cathays is one of Cardiff's most well connected neighbourhoods, particularly popular with professionals and families alike. The property is ideally placed for access to Cardiff city centre, Cardiff University and University Hospital of Wales. Nearby parks include Roath Park and local green spaces, while a range of independent cafes, shops and everyday amenities are close at hand. Excellent transport links include frequent bus services and Cardiff Queen Street and Cathays railway stat



# 814.00 sq ft

## Entrance Hall

PVC front door opening into hallway with coved ceiling, tiled flooring, radiator and an obscured window providing natural light to the side aspect.

## Lounge

Front facing bay window to elevation. Coved ceiling. Feature wooden fireplace which is stated to be in working order. Wooden flooring throughout with radiator.

## Dining Room

Rear facing double glazed windows. Feature fireplace, also noted as usable. Built-in cupboards and a splay cabinet providing useful storage. Radiator and continuation of a comfortable reception space.

## Kitchen

Side aspect double glazed window. Range of base units with solid oak work surfaces. Electric hob with built-in oven. Ceramic sink and space for dishwasher. Rear access door with cat flap leading out to the garden area. Additional small window and PVC storage cupboard. Ceiling access hatch leading to a small loft space.

## Utility Room

Additional rear storage room with work surfaces and sloped ceiling. Double glazed window to rear elevation. Practical dishwashing area and side access arrangement providing further utility space.

## Downstairs WC

Sloped ceiling with toilet and basin. Wooden flooring and double glazed window to rear aspect.

## Landing

Wooden bannister with attic access hatch.

## Bedroom One

Two front facing double glazed windows. Built-in wardrobes providing storage. Radiator and additional window above door.

## Bathroom

Sloped ceiling with obscured double glazed window to rear. Bath with shower over, basin and WC. Laminate flooring and towel radiator.

## Bedroom Two

Rear facing double glazed window. Feature built-in fireplace and decorative fitted wardrobe.

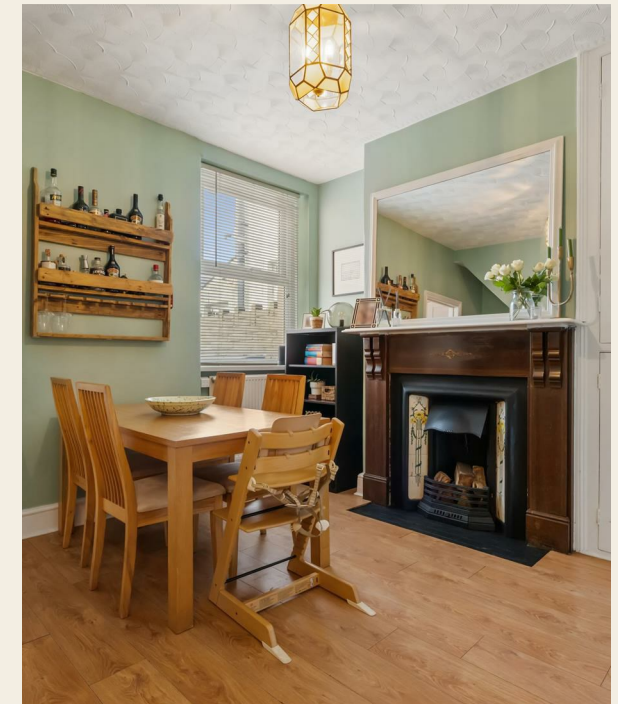
## Exterior

Rear south-facing garden with gravel area, stone boundary walls and tall surrounding sides offering privacy. Brick built shed for storage, garden tap and rear access points.

## Disclaimer

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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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	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>		<b>56</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

