

Letty Street

CARDIFF, CF24 4EL

GUIDE PRICE £240,000

Hern &
Crabtree



Letty Street

Situated on a popular residential street in the heart of Cathays, this traditional semi detached home offers generous living space, character features and a long rear garden, all within easy reach of Cardiff city centre and local amenities. Offered to the market with no onward chain, the property presents an excellent opportunity for buyers seeking a well located home with further potential.

The accommodation begins with a welcoming entrance hall with wooden flooring and coved ceilings, leading to a bright bay fronted lounge and a separate dining room to the rear. Both reception rooms retain original fireplaces, adding charm and character. The kitchen is fitted with a range of wall and base units with integrated cooking appliances and space for additional white goods, while the bathroom sits to the rear of the property with tiled finishes and built in storage.

Upstairs are two well proportioned bedrooms, both featuring wooden flooring and double glazed windows.

Outside, the rear garden extends to a generous length with hedge boundaries and side pathway access, offering excellent potential for landscaping and outdoor entertaining.

Cathays continues to be one of Cardiff's most convenient and well connected locations, popular for its proximity to Cardiff University, the University Hospital of Wales and the independent cafés, shops and restaurants along Crwys Road and Whitchurch Road. Roath Park and Heath Park are also nearby, while excellent public transport links provide easy access across the city and beyond.



779.00 sq ft

Entrance Hall

PVC front entrance door with obscure double glazed glass panel and matching double glazed window above. Wooden flooring, coved ceiling, radiator and large understairs storage cupboard. Doors leading to the lounge and dining room.

Lounge

Double glazed bay windows to the front elevation. Wooden flooring, coved ceiling, radiator and feature fireplace which is currently not in use.

Dining Room

Double glazed window to the rear elevation. Wooden flooring continuing from the hallway, coved ceiling, radiator, feature fireplace not currently in use and staircase rising to the first floor. Opening through to the kitchen.

Kitchen

Double glazed window to the side elevation and double glazed door to the side with obscure glazed panels. Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Stainless steel sink and drainer. Integrated four ring gas hob with integrated electric oven and grill. Space and plumbing for washing machine and space for a large fridge freezer. Tiled flooring and wall mounted combi boiler.

Bathroom

Double glazed obscure window to the rear elevation. Tiled walls and tiled flooring. Suite comprising WC, wash hand basin and bath with integrated shower. Radiator, built in storage shelving and hatch access to a small loft space.

First Floor Landing

Wooden balustrade staircase rising from the dining room. Hatch access to loft space.

Bedroom One

Two sets of double glazed windows to the front elevation. Wooden flooring and radiator.

Bedroom Two

Double glazed window to the rear elevation. Wooden flooring and radiator.

Rear Garden

Long rear garden with hedge boundaries to neighbouring properties and concrete pathway running along one side. Outside cold water tap. The garden is currently overgrown but offers excellent potential for landscaping and outdoor use.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

