

# May Street

CARDIFF, CF24 4EY

£275,000

Hern &  
Crabtree



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Set along a well known street in the heart of Cathays, this attractive mid terrace house offers a thoughtful balance of character and carefully considered improvements, creating a home that feels both welcoming and practical.

The ground floor unfolds into a generous open plan living and dining space, where a cast iron fireplace, exposed brickwork and fitted alcove cabinetry add warmth and personality. French doors open directly onto the garden, allowing the living space to extend naturally outdoors during the warmer months. The kitchen is well arranged with integrated appliances and leads through to a useful utility and cloakroom, adding valuable everyday convenience.

Upstairs, the property offers two bedrooms and a beautifully arranged shower room with vaulted ceiling and skylight, bringing in excellent natural light and giving the space a calm, airy feel.

Cathays remains one of Cardiff's most convenient and well connected locations, popular with both owner occupiers and investors due to its proximity to Cardiff University, the University Hospital of Wales and the city centre. The area offers a wide range of local amenities including independent cafes, shops and parks, while nearby Roath Park and Bute Park provide excellent green spaces. Cardiff city centre is within easy reach on foot, by bicycle or via regular bus routes, and Cathays railway station provides further transport links across the city and beyond.

This is a well presented and characterful home in a central location that continues to be in strong demand.



# sq ft

## Entrance Hall

Entered via a double glazed PVC front door with obscure glazed inset and arched ceiling detail. Stairs rise to the first floor with wooden handrail and dado rail. Radiator and wood laminate flooring. Doors lead to the open plan living and dining room.

## Living Room

Double glazed window to the front aspect. Wood laminate flooring continues through from the hallway. Feature cast iron fireplace with built in cupboards and shelving fitted into the alcoves. Radiator. Open plan to the dining room.

## Dining Room

Double glazed French doors lead out to the rear garden with matching window over. Part exposed brickwork to the chimney breast with built in cabinets and shelving to the alcoves. Vertical radiator and built in storage cupboard under the stairs. Doorway leading to the kitchen.

## Kitchen

Double glazed window to the side aspect. Fitted with a range of base units with worktops over. Four ring induction hob with cooker hood above and tiled splashbacks. Integrated double oven and grill. One and a half bowl sink and drainer. Integrated full length Bosch dishwasher. Tiled flooring, wine rack and pull out recycling bins. Archway leading to the utility space.

## Inner Hall

Space for fridge freezer. Double glazed door leading to the rear garden. Tiled flooring. Door to downstairs cloakroom and utility room.

## Cloakroom / Utility Room

Double glazed obscure window to the rear. Plumbing for washing machine and space for tumble dryer with worktop over and wall mounted storage. WC and wash hand basin set within vanity cupboard. Worcester gas combination boiler. Extractor fan. Tiled flooring and tiled splashbacks.

## First Floor Landing

Stairs rise from the entrance hall to the landing with bannister and loft access hatch.

## Bedroom One

Double glazed window to the front aspect. Stripped wooden flooring and radiator.

## Bedroom Two

Single glazed wooden window to the rear aspect with a radiator.

## Shower Room

Vaulted ceiling with skylight window and additional double glazed window to the side. Double shower with large glass screen and raindrop shower head with separate shower mixer. Recess for toiletries. Wash hand basin set within vanity cabinet with illuminated mirror over. WC and heated towel rail. Vinyl flooring and part tiled walls. Additional fitted cupboard.

## Outside

To the front the property is flush fronted to the street. To the rear there is an enclosed garden with stone wall patio, raised flower borders, mature shrubs and outside cold water tap.

## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	56	
(39-54) <b>E</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

