

Gelligaer Street

CATHAYS, CARDIFF, CF24 4LD

GUIDE PRICE £350,000

**Hern &
Crabtree**



Gelligaer Street

No Chain. This handsome bay-fronted mid-terrace home is tucked away in a quiet residential part of Gelligaer Street, directly opposite a small park and playground. The property beautifully combines period character features with practical living space, making it an ideal home for families or professionals.

Inside, the accommodation offers a bright bay-fronted lounge with parquet flooring and a feature fireplace, a spacious kitchen/diner with integrated appliances, and an adjoining sitting room with doors opening to the rear garden. Upstairs there are three bedrooms, including two generous doubles with fitted storage, and a well-appointed family bathroom.

The rear garden provides a mix of paved, lawn and seating areas with mature planting and useful rear access, while the front garden is attractively set behind a low brick wall and tiled pathway.

Area Guide:

Located in the heart of Cathays, Gelligaer Street is within easy reach of Cardiff city centre and a wealth of local amenities. The area is popular with families, young professionals and students thanks to its proximity to Cardiff University, the University Hospital of Wales, and excellent transport connections. There are a range of local shops, cafés, pubs and restaurants nearby, while Roath Park with its lake and gardens is just a short stroll away. Public transport links are well served, with frequent bus routes and nearby rail stations at Cathays and Heath Low Level offering easy access across Cardiff and beyond. Local schools, both primary and secondary, are within walking distance, adding further appeal for families.

This is a superb opportunity to acquire a traditional Cardiff home in a sought-after and vibrant location.



1050.00 sq ft

Porch

Entered via a double-glazed PVC front door with an obscure glazed panel into a small porchway with tiled flooring. A traditional wooden door with stained-glass insert and matching leaded side and overhead windows leads into the main hallway.

Hall

Features coved ceiling, picture rail, radiator and striking original chequered tiled flooring. Twin cupboards provide useful storage, one housing the stopcock and the other the meter. Stairs rise to the first floor.

Lounge

A welcoming front reception room with a double-glazed bay window, feature fireplace with tiled hearth and surround, wood mantelpiece, coved ceiling, picture rail, radiator and original wood parquet flooring.

Kitchen / Diner

A generous open-plan space with double-glazed windows to the rear and side, plus a double-glazed PVC door to the garden. Fitted with a range of wall and base units with tiled splashbacks, one and a half bowl sink with mixer tap, Bosch integrated double oven and grill, gas hob with cooker hood, plumbing for washing machine and dishwasher, and space for an American-style fridge/freezer. Additional storage alcove with shelving. Two radiators and tiled flooring. An archway leads into the sitting room.

Sitting Room

Enjoys double-glazed sliding patio doors with a window above opening to the rear garden. Features include a cast-iron gas fireplace with slate hearth, radiator, picture rail, and parquet flooring.

First Floor Landing

Stairs with wooden handrail and spindles lead to a landing with loft hatch access and matching bannister.

Bedroom One

A spacious double with a double-glazed bay window to the front, fitted wardrobes, radiator, picture rail and laminate flooring.

Bedroom Two

Another large double with two rear-facing double-glazed windows, fitted wardrobes (housing a Worcester gas combination boiler), and radiator.

Bedroom Three

A single bedroom with front-facing double-glazed window, radiator and picture rail.

Bathroom

Fitted with a WC, wash hand basin, P-shaped bath with pumped shower and glass screen, part-tiled walls, extractor fan, vertical radiator and vinyl flooring. Obscure glazed window to the rear.

Front & Rear Gardens

The rear garden features a raised paved patio with steps down to a lawn and further seating area laid with stone chippings. Bordered by mature shrubs and flowers, it also benefits from a pedestrian gate providing rear lane access, plus a purpose-built storage shed.

The front garden is set behind a low brick wall and offers a period-style tiled path bordered by mature shrubs.

Tenure

We have been advised the property is Freehold.

Disclaimer & AML Payment

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. 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.





Approx Gross Internal Area
98 sq m / 1050 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



Ground Floor
Approx 57 sq m / 609 sq ft

First Floor
Approx 41 sq m / 441 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.

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