

Talgarn Street

CARDIFF, CF14 3PS

ASKING PRICE £190,000

**Hern &
Crabtree**



Talgarn Street

No Chain. Positioned in the sought-after community of Talgarn Street in Heath, Cardiff, this traditional mid-terrace home presents an excellent opportunity for those looking to put their own stamp on a property. Located in the heart of CF14, just moments from Whitchurch Road's vibrant cafés, shops and local amenities, the home is also within walking distance of the University Hospital of Wales and boasts excellent transport links into the city centre, making it ideal for both professionals and families alike.

Behind the characterful façade, you'll find a surprisingly spacious interior with a large open plan lounge and dining room, blending original charm with potential. There are two generous double bedrooms, each with ample built-in storage, and a thoughtfully designed bathroom tailored for accessibility. The kitchen offers direct access to a private rear garden with mature beds, a shed and great potential for further landscaping.

With nearby parks, local schools, and direct access to major bus and road networks including the A48 and M4, this home combines convenience and character. It's an ideal project for buyers looking to create a home in one of Cardiff's most connected and character-rich suburbs.

Hern & Crabtree are delighted to bring this opportunity to market – a home full of possibilities, positioned in a well-loved, well-connected neighbourhood.



824.00 sq ft

Entrance & Hallway

Accessed via a wooden front door with obscure glass panels and a matching glass panel above. The hallway features coved ceilings, a tiled floor, radiator, and a staircase rising to the first floor.

Open Plan Lounge & Dining Room

This spacious through-lounge has been opened into one large room with coved ceilings, two radiators, and dual aspect double-glazed windows to both the front and rear. The room benefits from two gas fireplaces set into individual chimney breasts, one with built-in shelving to the side. Flooring is mixed, with wood floorboards in the lounge section and tiling to the dining end.

Kitchen

Accessed to the rear of the dining area, the kitchen includes a barn-style side door with glass panels and a double-glazed door to the rear garden. The room features wall and base units, work surfaces, tiled walls, laminate flooring, a stainless steel sink and drainer, and space for a gas cooker and washing machine. There's also a large under-stairs cupboard, a radiator, and a Valliant boiler (currently not in use).

First Floor Landing

With access to the loft via hatch and pull-down ladder. A split-level landing leads to the bathroom and two bedrooms.

Bedroom One (Front)

A double bedroom with double-glazed windows to the front, wooden flooring, a radiator, and a large built-in wardrobe.

Bedroom Two (Rear)

Another double bedroom with double-glazed windows to the rear, radiator, floorboards, and a full-wall mirrored built-in wardrobe.

Bathroom

Located at the rear, this spacious bathroom includes tiled walls, a laminate floor, radiator, and double-glazed obscure windows to the rear. Features include a toilet, sink, built-in wardrobe housing the hot water boiler, and a walk-in shower enclosure designed for limited mobility with a seat, handrails, safety gates, and an electric power shower.

Rear Garden

The garden includes a paved area, a lawn, mature flowerbeds, three large rose trees, and a shed. It's partially overgrown but has potential. Bounded by wooden fencing and a concrete pathway.

Tenure

Disclaimer

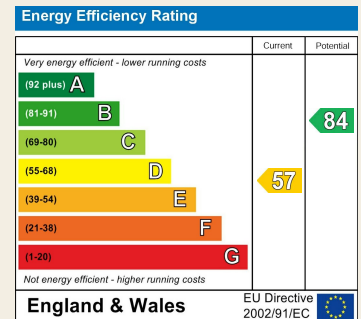
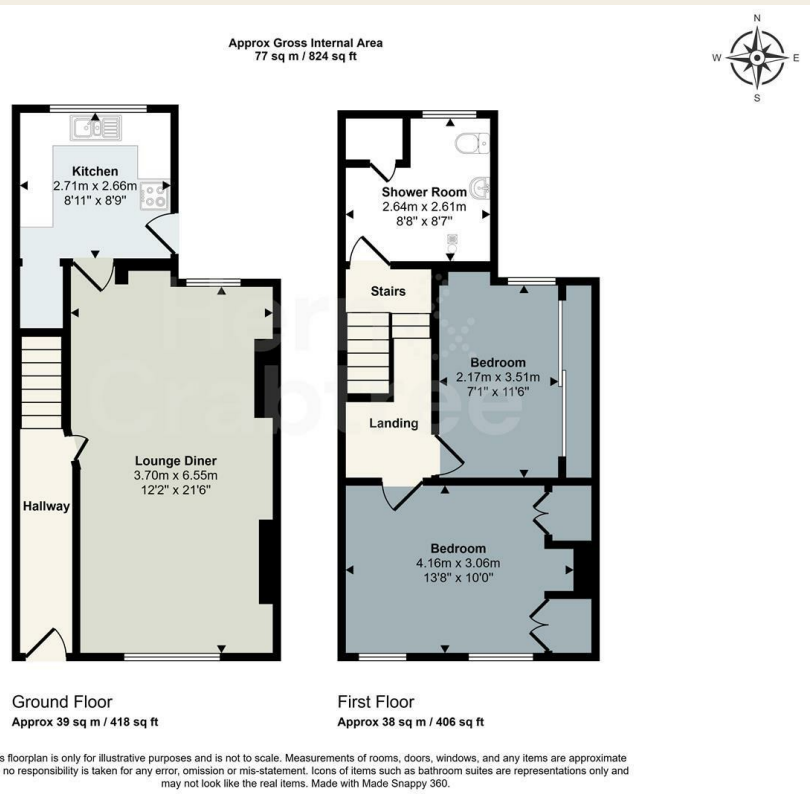
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PLEASE NOTE

This property has previously had a mortgage declined due to structural movement and the level of damp present (circa £13,000). If a purchaser is buying with a mortgage, the property will remain fully available on the market until a mortgage offer is produced following a lenders survey. We have not seen sight of any structural engineers' reports, so are unable to clarify the cause of the movement, if historic or continuing.



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



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