

Lisvane Street

CATHAYS, CARDIFF, CF24 4LH

GUIDE PRICE £265,000

Hern &
Crabtree



Lisvane Street

Tucked away in the heart of Cathays, Lisvane Street presents a charming and characterful bay-fronted terrace that blends original period features with everyday practicality. From the moment you step through the traditional storm porch and into the welcoming hallway, the property offers a sense of warmth with its coved ceilings, picture rails and period fireplaces throughout.

The ground floor provides generous and flexible living space, with two separate reception rooms offering both front and rear aspects. The dining room leads seamlessly into a well-planned kitchen, which enjoys garden access and pleasant natural light. Outside, the enclosed rear garden offers a private haven with its patio, lawn and mature shrubs, while the detached garage provides practical storage or secure parking with convenient street access.

Upstairs, three bedrooms offer comfortable accommodation, each benefitting from fitted storage and charming decorative touches such as wooden panelling and fireplace surrounds. The family bathroom completes the first-floor layout with a bath, WC, wash basin and stained-glass feature window.

Lisvane Street is ideally positioned within Cathays, one of Cardiff's most vibrant and sought-after residential districts. Just a short stroll from Cardiff University, the University Hospital of Wales and the bustling city centre, it's perfect for professionals, students and families alike. Residents benefit from excellent transport links, with nearby Cathays railway station providing direct access into Cardiff Central and the wider South Wales network. Local shops, cafés, parks and schools are all within easy reach, while the proximity to Roath Park and the vibrant City Road dining scene further enhances the lifestyle appeal.



1182.00 sq ft

Front Garden

Enclosed courtyard style front garden.

Storm Porch and Entrance Hall

Entry is via a storm porch with tiled sides leading to a traditional wood glazed front door with a window above. The entrance hall features a coved ceiling, picture rail, dado rail, radiator, vinyl flooring, stairs to the first floor and an under stairs alcove.

Lounge

13'0" max x 11'5" max

The lounge includes a double glazed bay window to the front aspect, radiator and wood laminate flooring. There is also a coved ceiling, picture rail and ceiling rose.

Sitting Room

11'3" max x 9'2" max

The sitting room offers a double glazed window overlooking the rear garden and an obscure glazed side window.

Features include a radiator, additional skirting board heater and matching wood laminate flooring, coved ceiling, picture rail and ceiling rose.

Dining Room

11'1" max x 9'10" max

The dining room features wooden panelling, fireplace and a double glazed side window. It is open to the kitchen, with a step down connecting the two spaces.

Kitchen

9'10" max x 9'2" max

The kitchen includes a wooden glazed door to the rear garden and double glazed windows to both side and rear aspects. Fitted with wall and base units, space for a gas cooker, plumbing for a washing machine, stainless steel single bowl sink with drainer, space for a fridge and vinyl flooring.

Landing

The landing offers a bannister, loft access hatch and dado rail.

Bedroom One

15'1" max x 13'4" max

Double glazed bay window to front aspect, coved ceiling, picture rail, radiator and fitted wardrobe.

Bedroom Two

11'6" max x 9'5" max

Double glazed rear window, wooden panelling, fitted wardrobe, radiator and an upper mezzanine storage area.

Bedroom Three

10'0" max x 7'10" max

Double glazed rear window, feature fireplace, radiator, fitted wardrobe, wall-mounted boiler and an upper mezzanine storage area.

Bathroom

7'10" max x 6'0" max

Glazed window to the side and an additional stained glass window. Suite includes a bath, WC, wash hand basin, part-panelled walls, radiator and vinyl flooring.

Rear Garden

The enclosed rear garden features a patio area, lawn, established shrubs and hedges, side gate access, and a door leading to the detached garage.

Garage

15'11" max x 8'6" max

The garage is accessed via an up-and-over door to the street, with an additional glazed window providing natural light. Please note there is no power or lighting installed. There is also access to an external cloakroom containing a WC.

Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating TBC.

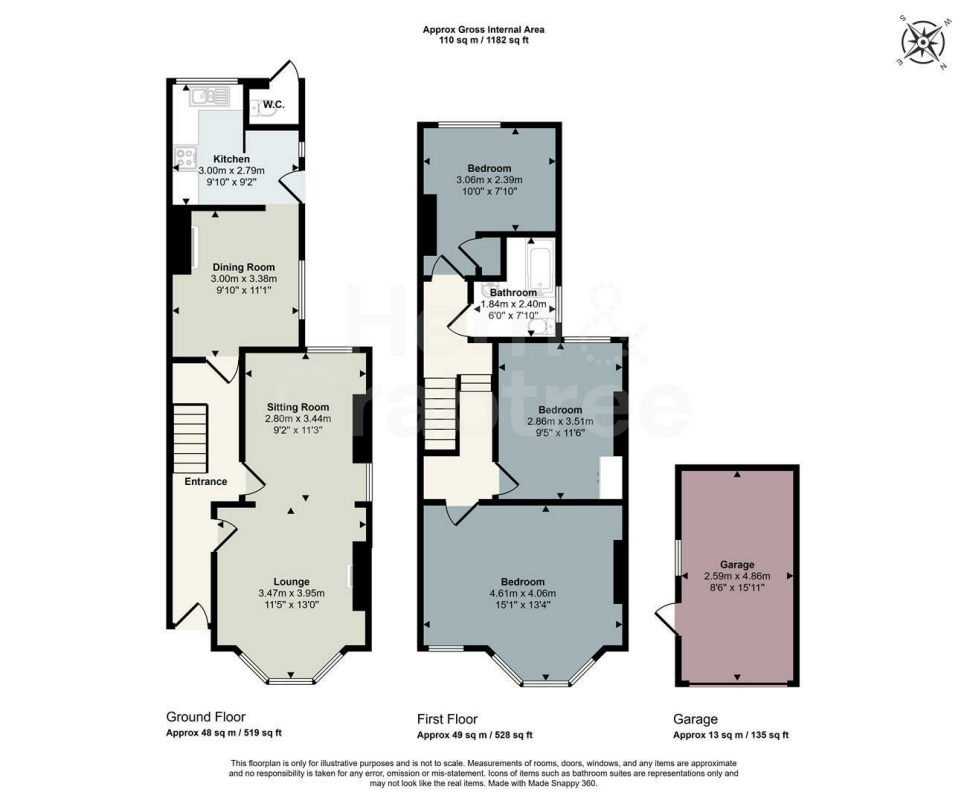
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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

