



Cosmeston Street, Cathays Cardiff CF24 4LQ

welcome to

Cosmeston Street, Cathays Cardiff

Guide Price £300,000-£320,000. No chain. Investment Opportunity! A bay-fronted mid-terrace with character and scope to modernise throughout, set in a sought-after area of Cathays just off Whitchurch Road. Prime location for residential and investment buyers.

Ground Floor

Entrance

Double glazed front door into:

Porch

Polycarb roof and secondary double glazed door into:

Hallway

Stairs rising to first floor, original stained glass window, original Victorian tiled flooring, radiator and access to:

Reception Room One

15' 5" x 11' 8" (4.70m x 3.56m)

Double glazed bay window to front aspect, radiator, laminate flooring, gas fire, original coving and panelling on ceiling.

Reception Room Two

12' 11" x 11' 8" (3.94m x 3.56m)

Single glazed wooden double doors into conservatory, radiator, gas fire and laminate flooring.

Kitchen

20' x 5' 10" (6.10m x 1.78m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, tiled flooring, radiator and double glazed window to rear aspect.

Conservatory

9' 6" x 8' 2" (2.90m x 2.49m)

Polycarb roof, laminate flooring, double glazed window to rear aspect, double glazed door providing access to rear garden and access to:

Downstairs Wc

Fitted with a WC and double glazed window to rear aspect.

First Floor

Landing

Doors providing access to:

Bedroom One

15' 4" x 10' 8" (4.67m x 3.25m)

Double glazed bay window to front aspect, radiator, original coving and fitted wardrobes in alcoves.

Bedroom Two

12' 10" x 12' 1" (3.91m x 3.68m)

Double glazed window to rear aspect, radiator, dresser and built in wardrobes.

Bedroom Three

7' 11" x 7' 2" (2.41m x 2.18m)

Double glazed window to front aspect and radiator.

Shower Room

Fitted with a three piece suite comprising walk in shower, WC, wash hand basin, tiled walls, built in cupboard housing boiler and double glazed window to rear aspect.

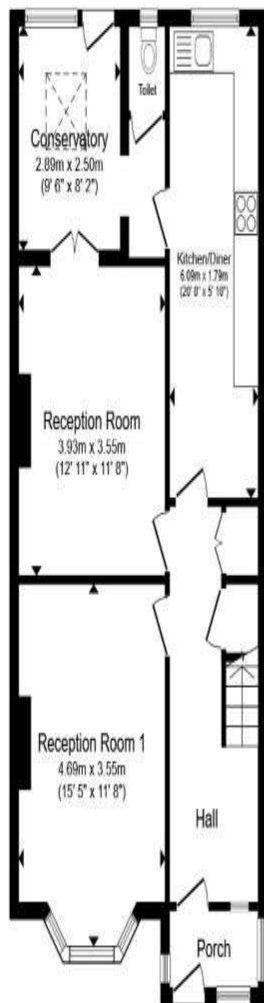
Outside

Front Forecourt

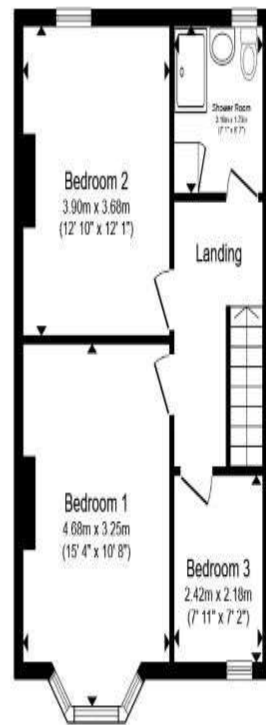
Enclosed by low brick bound wall and tiled.

Rear Garden

Enclosed with paved path, beds and gated rear access,



Ground Floor



First Floor

Total floor area 119.1 m² (1,282 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Cosmeston Street,
Cathays Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen and Conservatory
- First Floor Shower Room and Downstairs WC

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of

£300,000



view this property online allenandharris.co.uk/Property/ROA114764



Property Ref:
ROA114764 - 0004

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