

## Bromfield Street

Grangetown, Cardiff CF11 7BY

- 360 VR TOUR & 3D FLOOR PLAN
- EPC - D
- Perfect First Time Buy
- Cul-De-Sac Location
- Three Good Sized Bedrooms
- Recently Installed Kitchen
- Two Reception Rooms
- First Floor Bathroom

Guide price £215,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



This beautifully presented, traditional mid terrace home is perfectly suited to first time buyers and young families alike, situated in the highly sought after district of Grangetown and located within walking distance of the City Centre, Bay area, Taff Trail, local parks, shops and amenities.

Much improved by the current owners, this much loved abode offers accommodation comprising the entrance hall, lounge, sitting room, recently installed fitted kitchen with ample space for breakfast/dining furniture, three good sized bedrooms and first-floor bathroom suite.

Outside, the enclosed rear garden has been landscaped and now offers a full width patio, perfect for 'al-fresco' dining, and a generous sized, child-friendly lawn.

The Launch is Sat 26th June from 10am - 1pm by appointment only.

A wonderful opportunity not to be missed. To arrange your viewing please call Hern & Crabtree, Pontcanna.

## Entrance Hall

Accessed via obscured glazed composite front door, opening to hall with cloak hanging space, stairs rising to first floor landing and doors to receptions and kitchen/breakfast room.

## Lounge 13'6 x 11' (4.11m x 3.35m)

Double glazed window to front, coved ceiling, radiator, TV point, power points, fitted store cupboards and fireplace recess.

## Sitting Room 12'5 x 11'3 (3.78m x 3.43m)

Double glazed door opening to rear garden, coved ceiling, radiator, TV point, power points and fireplace recess with slate hearth.

## Kitchen/Breakfast Room

The recently installed kitchen offers a range of wall and base units with complementing worktops over and sink unit with mixer tap and drainer. Integral electric oven with four ring ceramic hob and cooker hood over plus space for white goods. Tiled splash backs, power points, radiator, wall mounted 'Worcester' gas combination boiler, double glazed window to side and double glazed doors opening to rear garden.

## First Floor Landing

Split level landing with loft access hatch and doors to bedrooms and bathroom.

## Bedroom One 17'9 x 11'9 (5.41m x 3.58m)

Two double glazed windows to front, radiator and power points.

## Bedroom Two



Double glazed window to rear, radiator and power points.

## Bedroom Three 9'8 x 8'11 (2.95m x 2.72m)

Double glazed window to side radiator and power points.

## Bathroom

Comprising a low level W.C, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and overhead electric shower unit. Fully tiled walls, radiator and obscured double glazed window to side.

## Rear Garden

The recently landscaped, enclosed rear garden offers a full width patio with step up to generous sized, child-friendly lawn and raised flower border.

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