



**Cosmeston Street,  
Cardiff CF24 4LP**

- EPC Rating: D
- Detached Garage
- Two Reception Rooms
- Extended To Rear
- Two Bathrooms







## About The Property

Very well presented three bedroom traditional terrace home in the heart of Cathays, Cardiff. The property sits itself within walking distance to an array of shops and restaurants on both Whitchurch Road and Crwys Road, and is also just a 10 minute walk into the vibrant city centre. For commuters there are great road links leading both in and out of the city plus regular public transport links.

Internally the property accommodation comprises; entrance hall, lounge, dining room open plan into kitchen and shower room to the ground floor. To the first floor you will find two spacious bedrooms, one single bedroom and a family bathroom complete with three piece suite.

Outside the property offers a front forecourt laid with traditional tiles and gated access. The rear garden is enclosed and is split over two tiers with a stunning decking ideal for outside dining with the remainder offering mature plants, trees and shrubbery. Finally the rear garden gate leads you to a detached garage which also offers an up and over door ideal for parking your car.

## Accommodation

### Entrance Hall

Enter into hallway. Staircase leading to first floor with under stair storage. Access to lounge and dining room.

### Lounge

13' 2" x 11' 10" ( 4.01m x 3.61m )  
Bay window to front.

### Dining Room

13' 6" x 17' 11" max ( 4.11m x 5.46m max )  
Feature fireplace and surround. Open plan to kitchen.  
French doors leading to rear garden.

### Kitchen

10' 10" x 4' 10" ( 3.30m x 1.47m )  
Fitted with a range of base and eye level units with worktops over. Built in oven, hob and cooker hood. Inset sink unit plus drainer. Space for washing machine, dishwasher and fridge/freezer. Access to shower room. Window to side and rear.

### Shower Room

Fitted with a three piece suite comprising shower, WC and wash hand basin. Obscure window to side.

# Peter Alan - Albany Road

02920 462246  
albanyroad@peteralan.co.uk  
peteralan.co.uk



## Landing

Access to all first floor rooms.

## Bedroom One

13' 2" x 10' 3" ( 4.01m x 3.12m )  
Feature fireplace and surround. Bay window to front.

## Bedroom Two

13' 5" x 12' ( 4.09m x 3.66m )  
Feature fireplace and surround. Window to rear.

## Bedroom Three

7' 8" x 6' 10" ( 2.34m x 2.08m )  
Window to front.

## Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Single storage cupboard with radiator. Obscure window to rear.

## Loft Room

Two velux windows. Carpet. \*Opportunity to extend STPP\*

## Outside

A gated front forecourt to the front laid with traditional tiles leading to front door. An encoded split level garden laid with decking and paving with an array of plants, trees and shrubbery. Rear garden gate leads to a detached garden with rear lane access.





**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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