



Smeaton Street, Cardiff CF11 6EF



welcome to

Smeaton Street, Cardiff

- Three double bedrooms
- End of terrace property
- Popular Riverside location
- Walking distance to Cardiff City Centre
- Spacious open-plan lounge/dining room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£270,000

Porch

Covered entrance leading into the main hallway, ideal for storing coats and footwear.

Hallway

Spacious and welcoming hallway with high ceilings and useful understairs storage.

Lounge

11' 1" x 10' 9" (3.38m x 3.28m)
Spacious and inviting living room featuring high ceilings, an attractive fireplace as a focal point, and a large bay window which floods the room with natural light and provides additional living space.

Dining Room

10' 11" x 9' 5" (3.33m x 2.87m)
Generous dining area open to the lounge, offering ample space for family dining and entertaining. A rear-facing window enhances the bright and airy feel of the room.

Kitchen

12' 7" x 8' 7" (3.84m x 2.62m)
Modern fitted kitchen offering a range of wall and base units, ample worktop space, integrated oven, gas hob, plumbing for a washing machine, double-glazed window and side access to the rear garden.

Bathroom

6' x 8' 10" (1.83m x 2.69m)
Well-presented family bathroom comprising a bath with shower over, wash hand basin and WC.

Landing

Spacious first-floor landing providing access to all three double bedrooms and the attic staircase.

Bedroom 1

11' 1" x 14' 4" (3.38m x 4.37m)
Spacious double bedroom with ample space for freestanding furniture.

Bedroom 2

10' 11" x 9' 5" (3.33m x 2.87m)
Well-proportioned double bedroom overlooking the rear aspect.

Bedroom 3

10' 10" x 8' 8" (3.30m x 2.64m)
Comfortable double bedroom suitable as a bedroom, nursery, guest room or home office.



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Property Ref:

CTN109943 - 0004

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