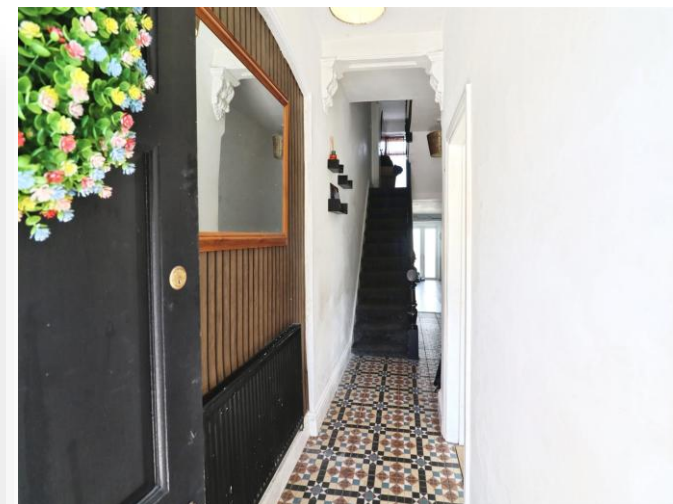




Craddock Street, Cardiff CF11 6EU

welcome to

Craddock Street, Cardiff

- Renovated Throughout
- Extended Three-Bedroom Home
- Sought-After Riverside Location
- Spacious Open-Plan Living/Dining Room
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£290,000

Front Garden

Forecourt frontage providing an attractive approach to the property.

Hall

An impressive and welcoming entrance hallway featuring high ceilings, decorative cornicing, wooden panelling and attractive tiled flooring. Offering access to the principal reception rooms and staircase to the first floor.

Living/ Dining Room

24' 10" x 11' 6" (7.57m x 3.51m)
A spacious open-plan reception room with two double-glazed windows allowing for an abundance of natural light. Beautiful feature fireplaces provide attractive focal points, creating a bright yet cosy space ideal for both relaxing and entertaining.

Kitchen

24' 3" x 9' 6" (7.39m x 2.90m)
A superb extended kitchen fitted with a range of modern wall and base units, complementary work surfaces and integrated appliances. Benefiting from ample storage, generous preparation space and access to useful under-stairs storage. Plenty of room for informal dining if desired.

Landing

Spacious first-floor landing providing access to all bedrooms and the family bathroom.

Bedroom 1

9' 8" x 9' 1" (2.95m x 2.77m)
An impressive principal bedroom offering excellent floor space for a double bed and additional bedroom furniture. Further benefiting from a modern en-suite shower room.

En-Suite

Modern suite comprising shower enclosure, wash hand basin and WC.

Bedroom 2

11' x 9' 9" (3.35m x 2.97m)
A generous double bedroom with ample space for bedroom furniture, ideal as a guest room or additional principal bedroom.

Bedroom 3

11' 1" x 5' 1" (3.38m x 1.55m)
A well-proportioned single bedroom, suitable for use as a child's bedroom, nursery or home office.

Bathroom

10' 11" x 9' 6" (3.33m x 2.90m)
Beautifully presented and contemporary four-piece bathroom suite comprising a freestanding roll-top bath, walk-in shower, wash hand basin and WC. Further benefiting from useful storage solutions.

Rear Garden

Low-maintenance enclosed courtyard garden, ideal for outdoor seating and



view this property online allenandharris.co.uk/Property/CTN110076



Property Ref:

CTN110076 - 0003

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