



39 Tewkesbury Street

Cardiff CF24 4QR

£1,000

HARRIS & BIRT



Harris & Birt are pleased to introduce this attractive two-bedroom ground-floor flat, tucked away on Tewkesbury Street, just moments from the ever-popular Crwys Road.

Offering a comfortable and practical layout, the property features two well-proportioned bedrooms and a spacious open-plan living area, creating a welcoming space to relax and entertain. The kitchen has recently been fitted, adding a fresh and modern feel to the home, while the contemporary bathroom benefits from a walk-in shower.

Perfectly positioned for enjoying the local area, the property provides easy access to an excellent selection of shops, cafés, restaurants and everyday amenities, with convenient transport links close by for those travelling around Cardiff.

Available immediately and offered furnished,

### Entrance Hallway

Entered via wooden door. Wood effect laminate flooring. Access to all other rooms. Single light fitting.

### Bedroom One

UPVC double glazed windows x 2 to front, radiator and ceiling light fitting with 3 bulb pendant. Wood effect laminate flooring.

### Shower room

Wash hand basin with chrome fittings. Corner shower cubicle with sliding doors. Inset ceiling spotlight x 1

### Bedroom Two

PVC double glazed window to rear, radiator and 3 bulb ceiling light fitting. Built in wardrobes with sliding doors.

### W/C

Low flush W/C

### Reception area

Step down from the entrance hallway into a reception room. UPVC double glazed window to side,

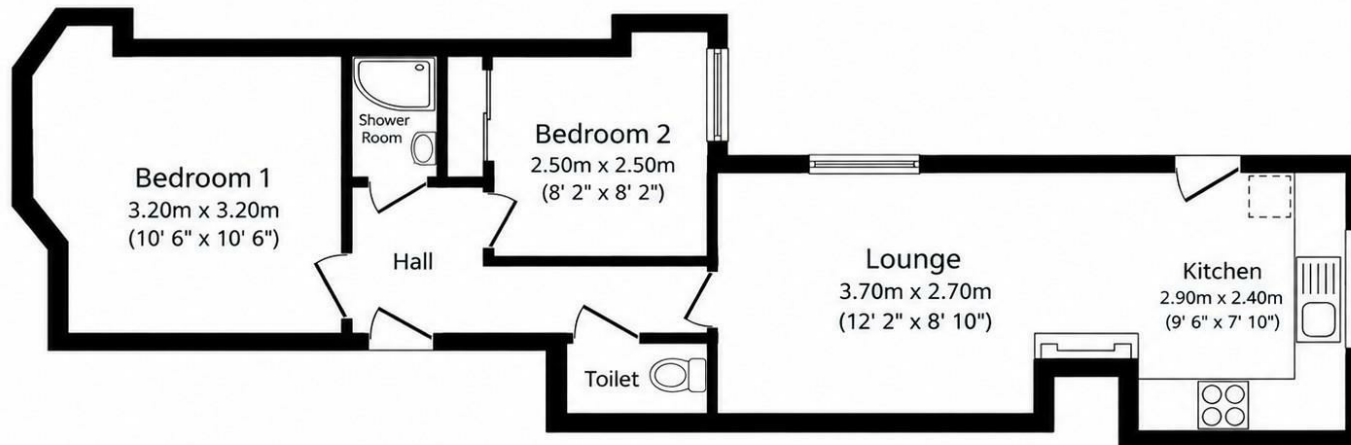
radiator and 4 Bulb spotlight ceiling light fitting. Access to kitchen.

### Kitchen

Modern kitchen fully fitted with a matching range of wall and base units in cream with wood effect worktop and splash back. UPVC double glazed window to rear plus UPVC double glazed door to side leading to the rear garden. Integral gas hob and electric oven with extractor, single stainless steel sink and drainer with mixer tap. Freestanding fridge freezer. Single ceiling light fitting.







Total floor area 46.1 sq.m. (497 sq.ft.) approx



# HARRIS & BIRT

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

