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CARDIFF

VALE

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BRISTOL



Wells Street

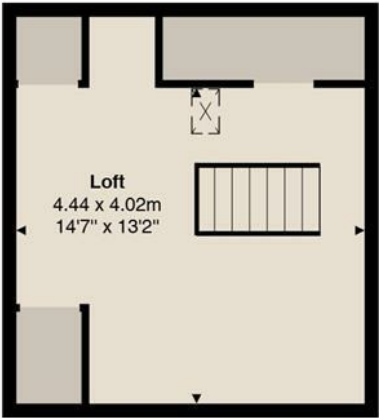
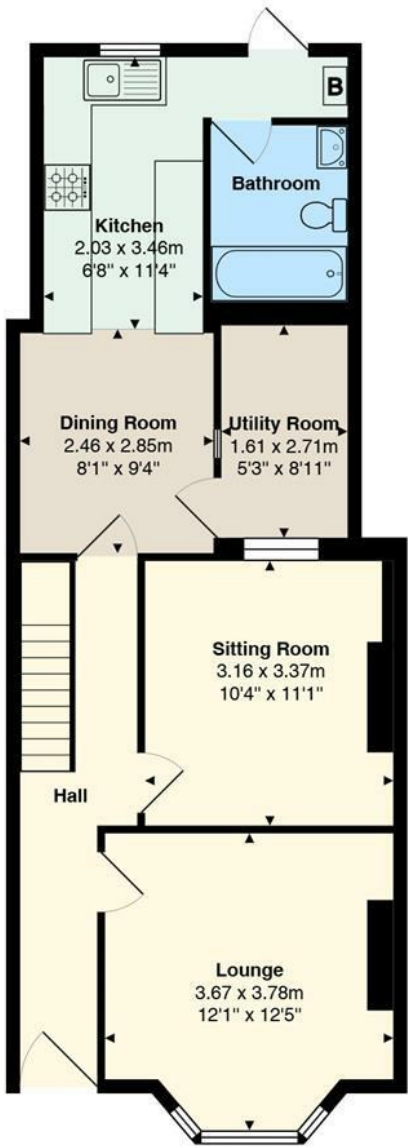


A recently upgraded, bay fronted, end terrace home which would make an ideal first home.

Comments by Mr Luke Trezise

Property Specialist
Mr Luke Trezise
Senior valuer

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Wells Street

Total Area: 118.5 m² ... 1276 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner



Wells Street

, CF11 6DW

Asking Price

£275,000

3 Bedroom(s) 1 Bathroom(s) 1276.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Located on popular Wells Street, Cardiff is this delightful bay fronted three-bedroom end terrace house presents an ideal opportunity for first-time buyers. Spanning an impressive 1,276 square feet, this period property enjoys modern comforts, making it a perfect place to call home.

Upon entering, you will be greeted by a warm and inviting atmosphere, enhanced by recent upgrades that ensure a comfortable living experience. The spacious layout offers ample room for relaxation and entertaining, with a well-proportioned living area that flows seamlessly into the dining space. The kitchen is thoughtfully designed, providing both functionality and style, perfect for those who enjoy cooking and hosting.

The three bedrooms are generously sized, offering plenty of natural light and versatility for family living or guest accommodation. The bathroom is well-appointed, catering to the needs of a busy household.

One of the standout features of this property is its prime location. Situated close to a variety of amenities, residents will benefit from easy access to shops, cafes, and recreational facilities, transport links To Cardiff City Centre ensuring that everything you need isn't too far away.

This charming home is not only a wonderful place to live but also a sound investment for the future. With its blend of period charm and modern upgrades, it truly represents a fantastic opportunity for those looking to step onto the property ladder. Do not miss the chance to view this lovely home on Wells Street, Cardiff where comfort and convenience await.





Hall	School Catchment Areas
Lounge 12'1 x 12'5 (3.68m x 3.78m)	Kitchener Primary School Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
Sitting Room 10'4 x 11'1 (3.15m x 3.38m)	Fitzalan High School Ysgol Gymraeg Pwll Coch Ysgol Gyfun Gymraeg Glantaf
Dining Room 8'1 x 9'4 (2.46m x 2.84m)	Tenure
Utility Room 5'3 x 8'11 (1.60m x 2.72m)	We have been advised the property is a freehold
Kitchen 6'8 x 11'4 (2.03m x 3.45m)	EPC
Bathroom	Rating E
Bedroom 15'7 x 10'3 (4.75m x 3.12m)	
Bedroom 10'2 x 8'5 (3.10m x 2.57m)	
Bedroom 8'2 x 8'7 (2.49m x 2.62m)	
Loft	
Council Tax Band	
Band D	





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

