



**24 Hirst Crescent, Cardiff**  
Cardiff

**£285,000**

**FORTIS**  
Estate Agents



## 24 Hirst Crescent

Cardiff, Cardiff

A modern three bedroom semi detached home with bright lounge, stylish kitchen, updated bathroom, off street parking, and a summerhouse office. Ready to move in. Ideal for families or home working.

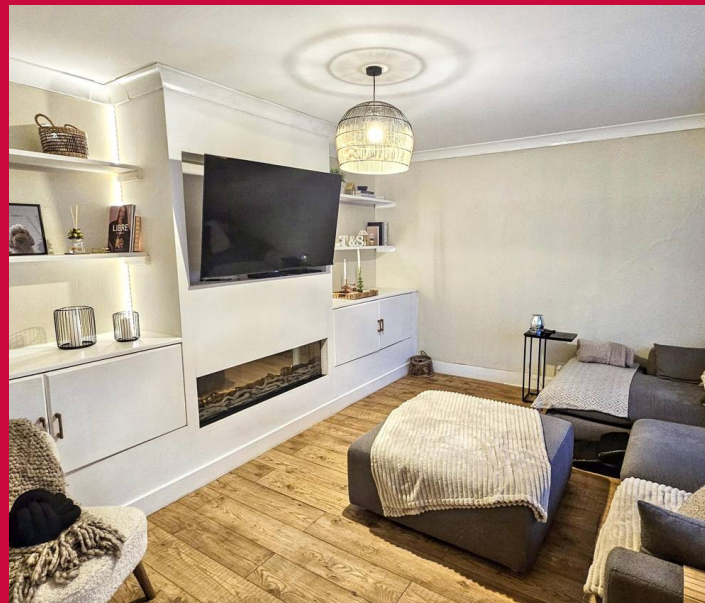
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached Family Home
- Three Bedrooms
- Modern Kitchen
- Modern Bathroom
- Off Street Parking
- Low Maintenance Garden
- Summerhouse / At Home Office



### Entrance Hall

Accessed via UPVC double glazed door, ceiling light point, radiator, side aspect double glazed window, stairs to the first floor, understairs storage area, laminate wood flooring, doors to:

### Living Room

A good size living room with double glazed window to the front, ceiling light point, coved ceiling, media wall with built in feature fire place, storage cupboards and shelving, laminate wood flooring, radiator.

### Kitchen / Dining Room

A beautifully appointed room offering a versatile family arrange with both kitchen and dining areas. The kitchen is fitted with a modern range oaf wall and base level cupboard and draw units with quartz work surfaces over with undermounted one and half bowl stainless sink with mixer tap, carved draining board, matching upstands, plinth lighting, integrated electric oven with 5 ring gas hob over, and stainless extract above, double glazed rear aspect window. The dining are has ample space for table and chairs, wall mounted radiator, double glazed, double doors providing access to the garden, laminate flooring throughout, 2 x ceiling light points.

### Guest WC

A modern suite comprising low level WC with push button flush, wash hand basin, part wood paneled walls, ceiling light point, extractor, vinyl flooring.

### Utility

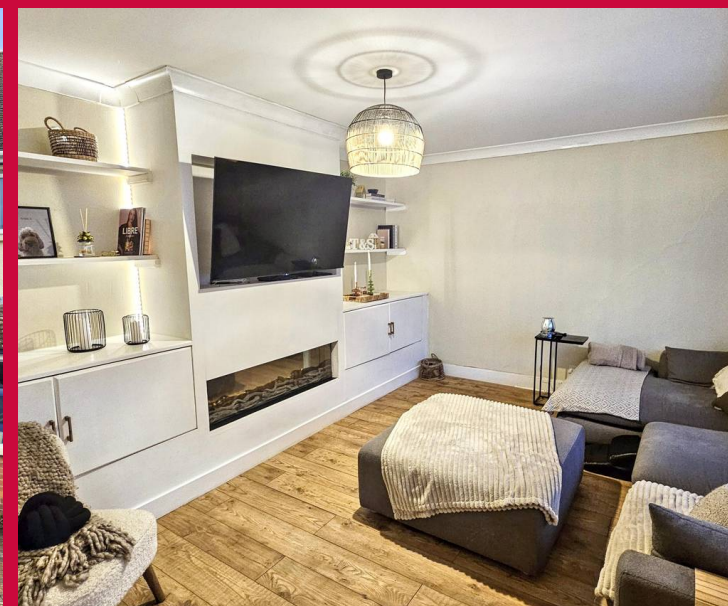
A useful addition with double glazed doors to the front and rear giving, space and plumbing for washing machine and tumble dryer, vinyl flooring, radiator, double glazed window to the side.

### First Floor Landing

Double glazed window to the side, ceiling light point, loft access point, built in storage cupboard, doors to:

### Bedroom One

A good sized double bedroom with 2 x double glazed front aspect windows, ceiling light point, radiator, built in wardrobes





### Entrance Hall

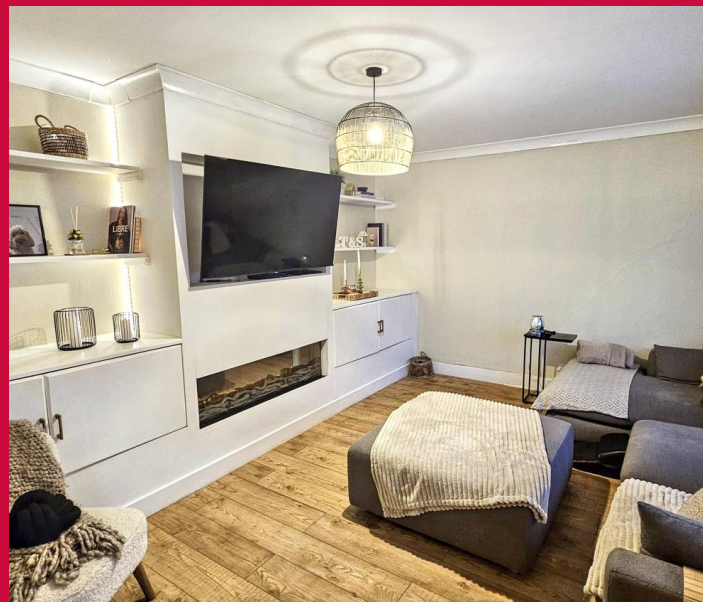
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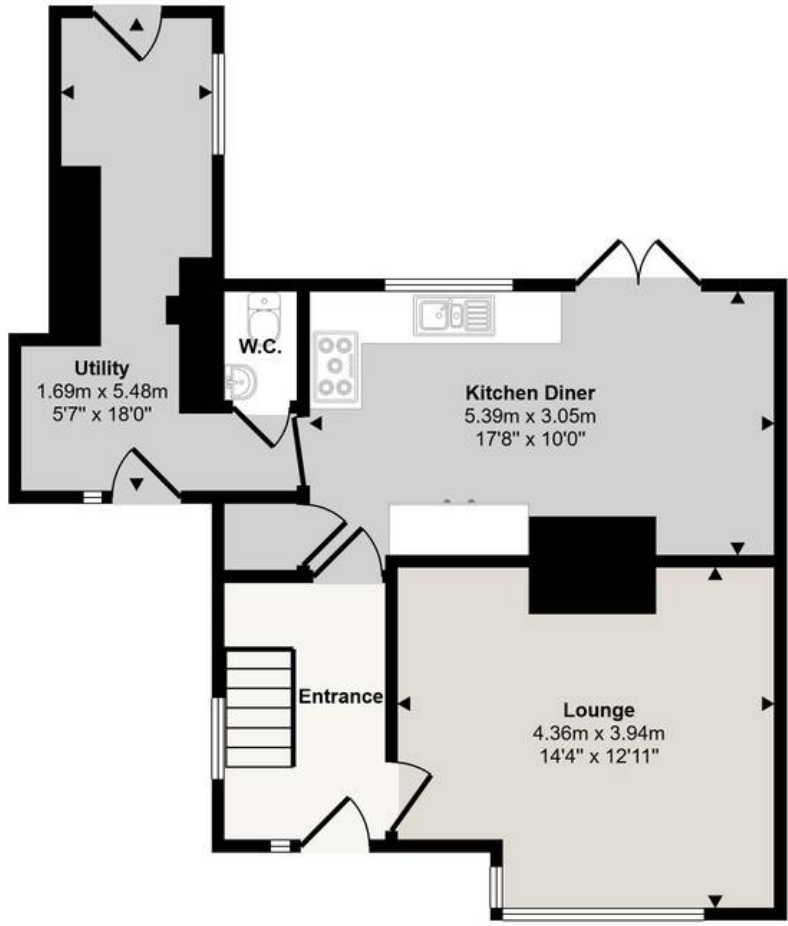
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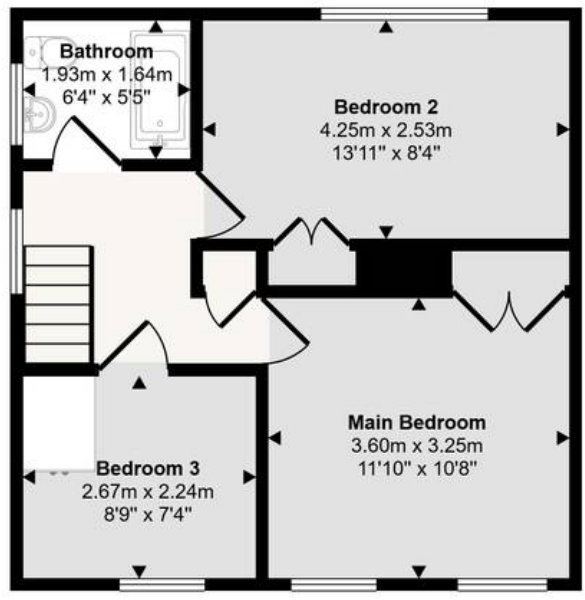
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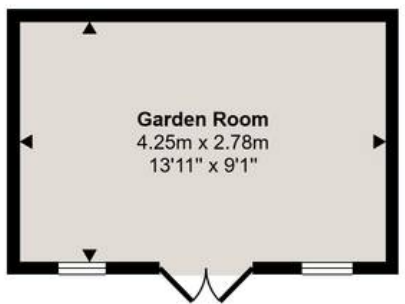
Approx Gross Internal Area  
106 sq m / 1144 sq ft



Ground Floor  
Approx 53 sq m / 575 sq ft



First Floor  
Approx 41 sq m / 442 sq ft



Garden Room  
Approx 12 sq m / 127 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## GARDEN

A good sized, low maintenance rear garden being mainly paved with rear "natural garden" area.

## OFF STREET

3 Parking Spaces

