



Sheppard
& Bear

Flat 4

Clive Street | Cardiff | CF11 7HJ

Offers in excess of £125,000



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Nestled behind Clive Street of Cardiff, this delightful maisonette which feels more like a mews house with its own private entrance and own garden. It offers a unique living experience across three well-designed floors. Spanning an impressive 823 square feet, this property is more than just a one-bedroom home; it is a versatile space that caters to modern living.

Upon entering, you are welcomed into a cosy reception room that flows seamlessly into a functional kitchen, perfect for both cooking and entertaining. The first floor boasts a spacious double bedroom, a dedicated home office, and a bathroom, making it ideal for professionals or those seeking a quiet retreat. Ascend to the second floor, where you will discover a loft-adapted room, providing substantial space that can be tailored to your needs, whether a hobby space, or an additional private study.

Outside, the property features a charming courtyard garden, perfect for enjoying a morning coffee or

- Set over three floors
- Features a dedicated home office
- Private courtyard for relaxation
- No onward chain for quick move
- Ideal for professionals or couples
- More than a one bedroom property
- Includes a versatile loft room
- Access to communal courtyard garden
- Close to local amenities
- Viewing highly recommended

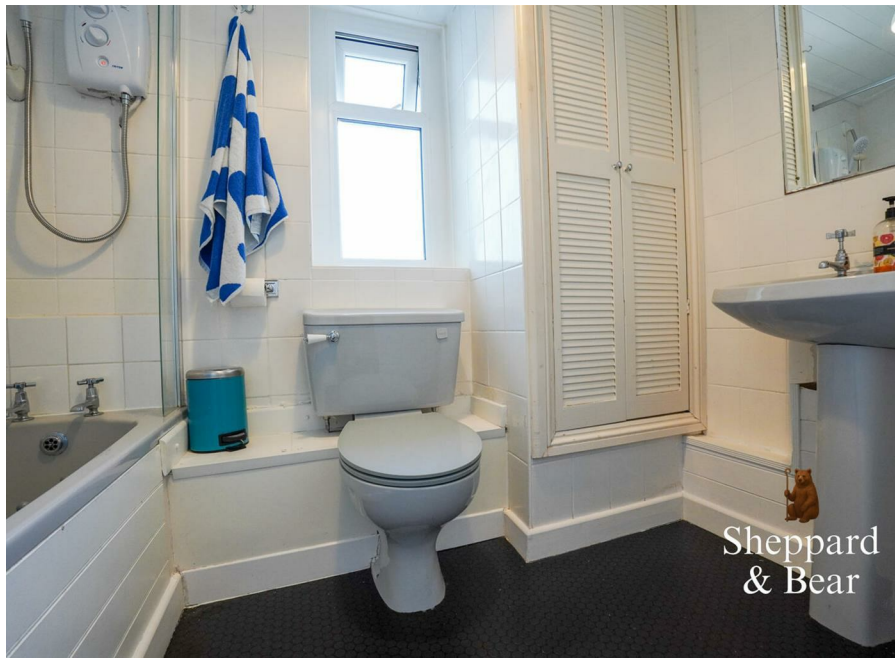
Entrance porch

The property is entered via a timber front door leading into the entrance porch, which provides space for coats and shoes and features half-height tongue and groove panelling. A door leads through to the main reception room.



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Living room

17'5" max x 11'0" max (5.18m max x 3.35m max)

A well-proportioned reception room with two UPVC double glazed windows to the side aspect with opening vents. The room benefits from a radiator, fitted carpet, shelving to recess, and a living flame gas fire with surround and hearth. There is also a useful understairs storage cupboard with additional shelving. A door leads through to the kitchen.

Kitchen

11'6" x 6'5" (3.35m x 1.83m)

Fitted with a range of base and wall units, incorporating a stainless steel sink unit with mixer tap and drainer. The kitchen offers space and a gas point for a cooker, space and plumbing for a washing machine, and space for a fridge freezer. Additional features include vinyl flooring, radiator, extractor fan, a UPVC double glazed window to the rear overlooking the courtyard, and a UPVC door providing access outside.



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First floor landing

The landing provides access to the bedroom, bathroom, and home office, with stairs rising to the loft room.

Bedroom

11'10" x 11'10" (3.35m x 3.35m)

A double bedroom with a UPVC double glazed window to the side aspect, fitted carpet, radiator, and built-in wardrobes with hanging rails.

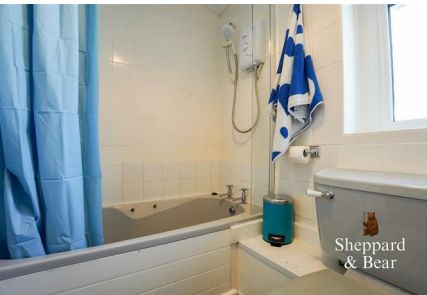
Home office

8'2" x 4'9" (2.44m x 1.22m)

A useful additional room ideal as a home office or study, featuring a Velux-style window to the side aspect, fitted carpet, and radiator.



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Bathroom

8'0" x 5'0" (2.44m x 1.52m)

Fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and close-coupled WC. The room also houses the Worcester combination boiler and features a UPVC obscured double glazed window to the side aspect.

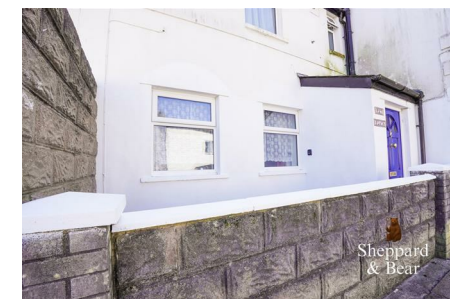
Loft room

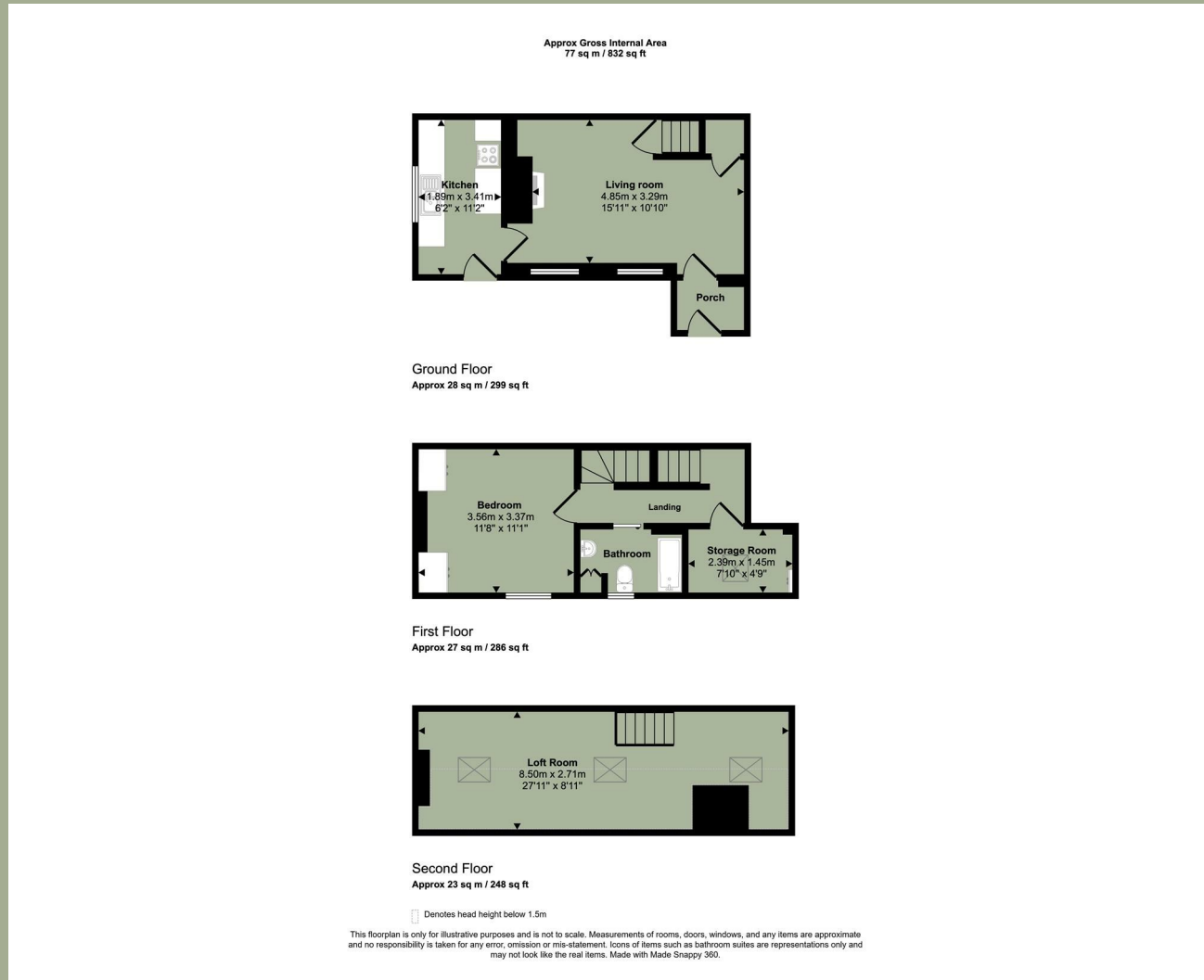
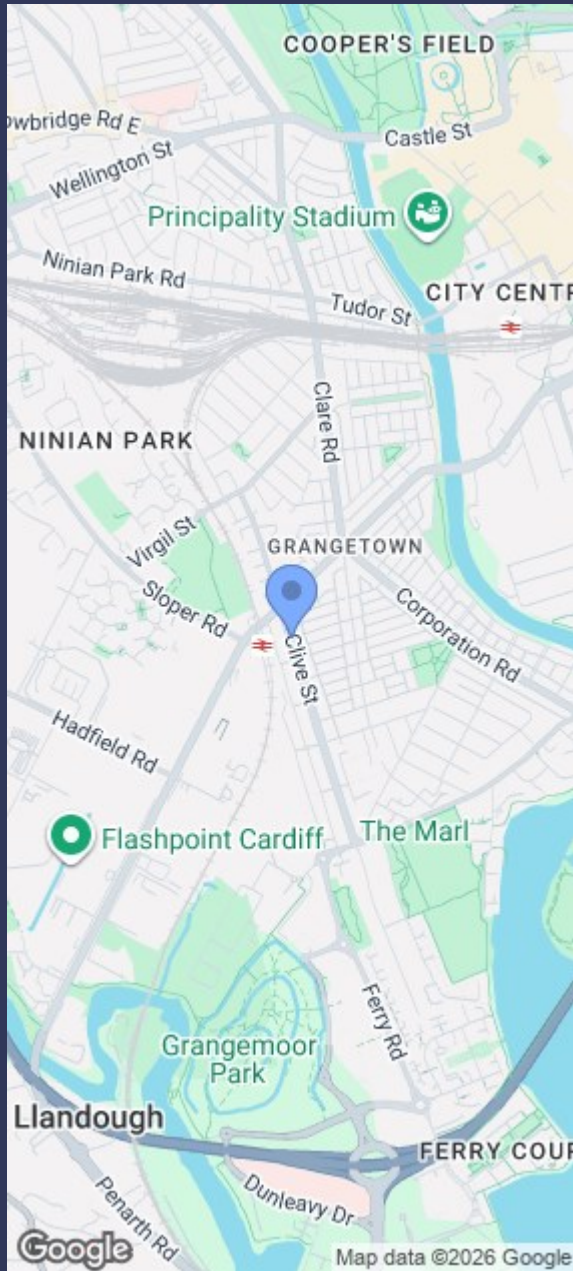
27'0 x 6'0 (8.23m x 1.83m)

A versatile loft space with restricted head height, featuring three Velux-style windows to the side aspect, fitted carpet, wall lighting, and useful eaves storage.

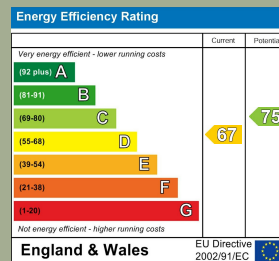
Outside

To the front of the property is a forecourt. To the rear is a private courtyard, along with access to a communal courtyard garden.





Council Tax Band **B** EPC Rating **D**



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