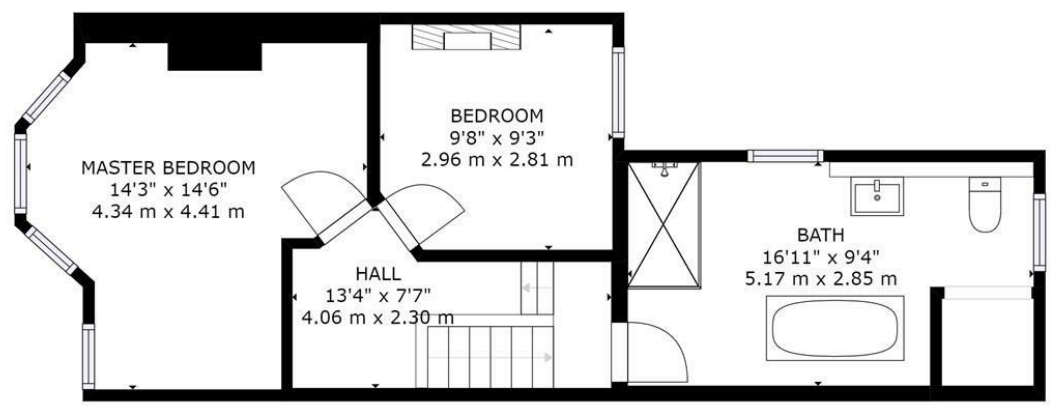


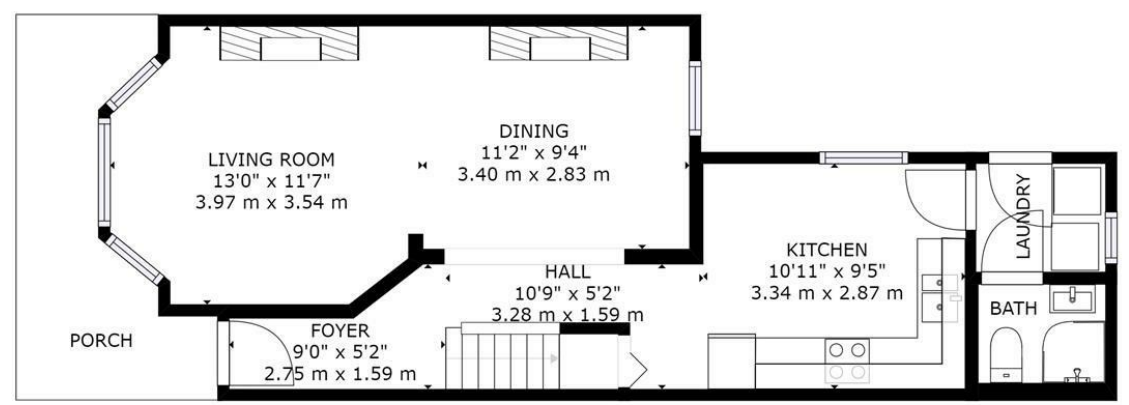


# Hunter Street

2 Bedrooms - Cardiff - CF10 5GX - £235,000 Freehold



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 499 sq. ft., 46 m<sup>2</sup>; FLOOR 2: 503 sq. ft., 47 m<sup>2</sup>  
TOTAL: 1003 sq. ft., 93 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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**Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(21-34) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

JeffreyRoss





**Hall**

**Lounge**

3.97m x 3.54m (13'0" x 11'7")

**Dining Room**

3.4m x 2.83m (11'1" x 9'3")

**Kitchen**

3.34m x 2.87m (10'11" x 9'4")

**Shower Room**

**Utility Area**

**Landing**

**Bedroom**

4.34m x 4.41m (14'2" x 14'5")

**Bedroom**

2.96m x 2.81m (9'8" x 9'2")

**Family Bathroom**

5.17m x 2.85m (16'11" x 9'4")

**Garden**

Enclosed low maintenance rear garden with wall boundary.



Damn you  
you see  
time

Stick  
it in  
your  
mouth!





A charming two bedroom terrace that has been much improved by the current owners to include a new kitchen and bathroom(s) and cosmetic improvement throughout. This property was formally a 3 bedroom terrace so the proportions are very generous in places and if required could be easily reconfigured to accommodate an additional bedroom to the existing footprint. The accommodation comprises hall, bay fronted lounge, dining room, modern fitted kitchen, utility area and shower room with WC to the ground floor. To the first floor are two double bedrooms and superb family bathroom with separate walk in shower. Enclosed rear garden, double glazed and gas central heating.

• 2 Double Bedrooms

• 2 x Bathrooms

1003.00 sq ft

