

property details **approval form**

63 Horwood Close, Splott, Cardiff, South Glamorgan, Wales, CF24 2LW

Date: 21 August 2026

Property Ref and Version: ROA113499 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 84 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

T 029 2046 4744 **E** roath@allenandharris.co.uk

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>> **price**

£200,000

Tenure: Freehold

>> **key features**

- > 2 Bedrooms
- > First Floor Bathroom
- > Off Street Parking
- > Enclosed Rear Garden
- > Freehold
- > No Onward Chain
- > EPC Rating: Awaited

>> **short description**

COMING SOON Mid Terraced Property in Cul-De-Sac location in Splott. The property offers two well-proportioned bedrooms, first floor bathroom and off street parking. Unlike other parts of Splott, this is a unique, modern development perfect for small families, first time buyers and investors.

>> **long description**

Nestled in the popular area of Splott, this delightful modern mid terrace property is in a convenient location close to a range of local shops, parks and everyday amenities. Cardiff City Centre is within easy reach, while excellent transport links to the A48 and M4 make commuting straightforward.

Upon entering, you are welcomed by entrance hall leading to a comfortable living room for hosting guests or enjoying family time. The fitted kitchen provides a practical and functional space for day-to-day living.

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The first floor offers two well-proportioned bedrooms along with a family bathroom, making it an ideal home for small families, first-time buyers or those looking for extra room for a home office.

Externally, the property benefits from a private enclosed rear garden, offering a great place to relax. A hard stand driveway provides parking for one.

Offering plenty of scope to make it your own, this is a fantastic opportunity to secure a welcoming home in a sought-after location.

The property is being sold with no onward chain and vacant possession. Viewings highly recommended.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

>> **directions**

>> **Agent Note**

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>> room description

Estate Agents Notes

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Lounge

Double glazed window to front aspect. Radiator. Single Light Fitting. Laminate Flooring. Providing access to...

Kitchen

Double glazed window to rear aspect. Double glazed uPVC doors to access rear garden. Recently replaced modern kitchen units with sink. Space for fridge freezer and washing machine. Gas hob. Electric oven. Cooker hood. Radiator.

Landing

Carpeted stairs and landing. Airing cupboard.

Bedroom 1

Double Glazed window to front aspect. Radiator. Single light fitting. Laminate floor.

Bedroom 2

Double glazed window to rear aspect. Radiator. Single light fitting. Laminate floor.

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>> **room description**

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>> floor plan

>> approval

	Signature	Date
James Lamb		
Mr Richard William Lowe		