



Horwood Close, Splott Cardiff CF24 2LY

welcome to

Horwood Close, Splott Cardiff

Well-presented end-terraced home in popular Splott, ideally located close to local amenities, Cardiff City Centre and the A48/M4. Offering open-plan living, a double bedroom, loft room, gardens and off-road parking. Ideal first-time buy or investment. Viewing highly recommended.

Ground Floor

Entrance

Via a front door into:

Lounge/ Dining/ Kitchen Area

22' 7" x 12' 1" (6.88m x 3.68m)

Lounge/Dining Area: Double glazed window to front aspect, stairs rising to first floor, two radiators, double glazed door providing access to rear garden and access to:

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, spaces for washing machine and fridge/freezer, breakfast bar, powerpoint and double glazed window to rear aspect.

First Floor

Landing

Doors providing access to:

Bedroom

12' 10" x 12' 1" (3.91m x 3.68m)

A spacious double bedroom with double glazed window to front aspect, radiator and powerpoints. Access to loft room via ladder.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin inset to vanity unit, radiator, storage cupboard and double glazed obscure window to rear aspect.

Second Floor

Loft Space

12' 8" x 12' 1" (3.86m x 3.68m)

Access via loft ladder, radiator, double glazed skylight window, power points, carpeted floor.

Outside

Front

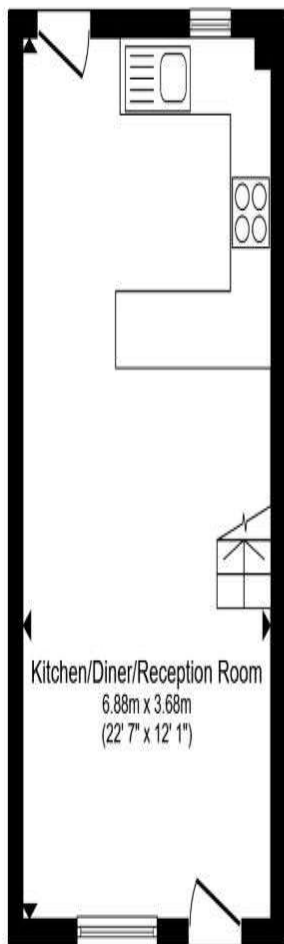
Area laid to lawn, path leading to front entrance and designated off street parking. There is a side gate providing access to the rear.

Rear Garden

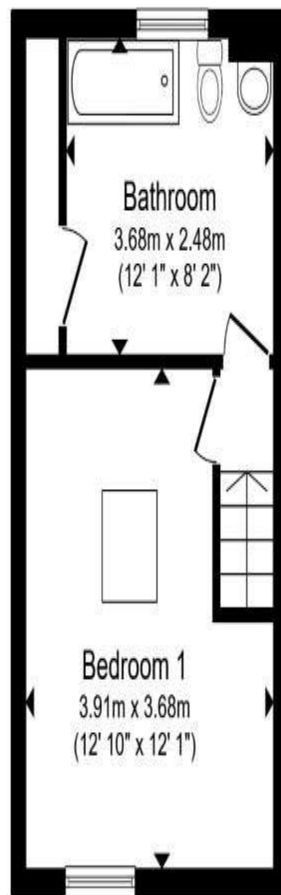
Enclosed with paved patio area and area laid to lawn.

Estate Agents Notes

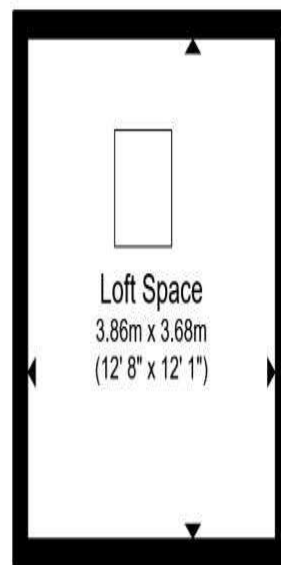
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



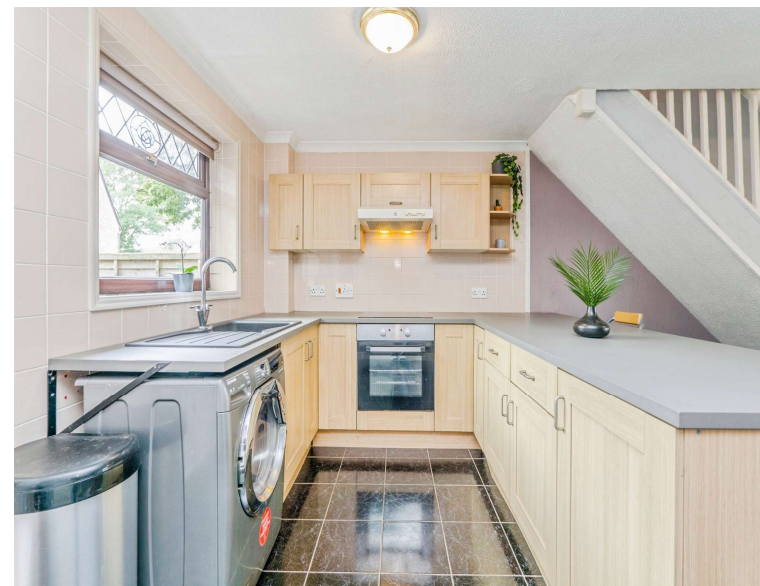
First Floor



Second Floor

Total floor area 63.6 m² (684 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Horwood Close,
Splott Cardiff

- End of Terrace Starter Home
- Double Bedroom
- Lounge/Dining/Fitted Kitchen Area
- First Floor Bathroom
- Loft Space

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£170,000



view this property online allenandharris.co.uk/Property/ROA115085



Property Ref:
ROA115085 - 0004

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